

Recommendations from the CRCRC regarding building height, building height measurement, and related considerations:

- A 35 foot maximum residential building height;
- That is measured from an enclosure whose base is defined by a survey of existing grade and extending to an imaginary plane 35 feet above measured to the upper most edge of roofing material or parapet;
- And providing that unusual topographic variations with a width of less than 25 feet, including pools, ponds, existing basements, rock outcroppings, and natural drainage ways, shall not be included when establishing imaginary planes;
- And subject to a program that limits side wall height to 25 feet at 10 feet from the property line and then increments 1 foot upward for every additional foot of horizontal distance to the property line such that at 15 feet from the property line there would be a 30 foot wall height limit and at 20 feet the 35 foot maximum horizontal plane would be reached;
- And allowing for dormers positioned a minimum of 3 feet back from the wall line and that do not exceed the maximum allowable height and are no more than 15 feet cumulative along any axis measured from outside wall to outside wall.