

## **Q5 - Should we measure the maximum height of a home with a flat roof differently from one with a pitched roof?**

**CRCRC Conclusions:** Most people answered “No” to this question, and in an effort to maintain simplicity and focus on the biggest concerns, we concluded flat roofs should not be subjected to different height regulations, although flat roofs do pose a unique impact that may be mitigated along the setbacks through methods of tenting and side articulation. 90 of 165 respondents (55%) that answered “No” to this question said “Yes” to having some form of vertical setback limits throughout the remainder of the survey.

All summaries provided by ChatGPT:

### Yes (36%):

Respondents express various concerns and considerations regarding homes with flat roofs and the same height. There is a general sentiment that flat roofs can create a greater mass and visual impact compared to pitched roofs. Privacy issues, the potential for abuse, and the impact on neighboring properties are mentioned. Some respondents suggest limiting flat roofs to a lower height, such as 30 feet, to address these concerns. Others emphasize the aesthetic preference for pitched roofs and suggest giving them a slight height advantage. The overall consensus seems to be that measuring height differently for flat roofs may help address privacy, visual, and aesthetic considerations in the neighborhood.

### No (60%):

Respondents express a range of opinions on whether there should be a distinction in height measurement between flat roofs and pitched roofs. Some respondents are unsure or open to the idea, but concerns about consistency, aesthetic preferences, and the potential for abuse are raised. Some argue against creating distinctions based on roof type, emphasizing the importance of simplicity and not imposing restrictions that favor one aesthetic over another. Others suggest that if there is any distinction, it should be minimal and not disadvantage flat roofs. The idea of removing height restrictions altogether or limiting the number of stories is also mentioned by some respondents. Overall, there is no clear consensus on whether a distinction based on roof type is necessary or desirable.

### Blank (3%)

#### Comments from those with “Blank” response:

- *Unsure, maybe*
- *It depends on what you mean. Flat roofs should not be able to game the system.*
- *Leave it alone.*
- *I prefer the current code.*