

## Q2 - Do you think Rollingwood should consider changes to its building codes?

CRCRC Conclusions: Very strong indication of interest to address areas of RW building code that are causing direct impacts to neighbors, particularly height, size, placement along building setbacks, and loss of tree canopy, while balancing the obvious trend to rebuild aging infrastructure with the need to protect resident's property value and investment.

When sorting just the "No" responses against remaining questions regarding changing building codes later in the survey, 33% of the "No's" ultimately responded in favor of some type of change. (see chart)

All summaries provided by ChatGPT:

### Yes (63%):

Input highlights several common themes, including the need for better enforcement, clarity, and adjustments to the existing codes. Here's a summary of the key points:

- **Height Restrictions and Measurement:**
  - Clarify and strictly enforce height restrictions.
  - Consider redefining or clarifying how building height is measured.
- **Impervious Cover and Drainage:**
  - Implement or strengthen impervious cover restrictions to address drainage issues.
  - Consider limits on the size of homes relative to lot sizes to prevent excessive impervious cover.
- **Setbacks and Building Placement:**
  - Review setbacks and consider adjustments to prevent crowding and maintain privacy.
  - Evaluate the impact of building placement on neighbors, especially for corner lots.
- **Tree Protection:**
  - Strengthen tree protection measures and replanting requirements.
  - Consider stricter regulations on tree removal.
- **Consistency and Clarity:**
  - Ensure consistent application and interpretation of building codes.
  - Work towards a more straightforward and comprehensible set of codes to facilitate compliance.
- **Environmental Considerations:**
  - Address concerns related to water retention and rainwater collection.
  - Explore options for preserving open spaces and promoting environmental sustainability.
- **Flexibility and Adaptability:**

- Consider flexibility within the codes to accommodate changing needs, but with limits.
- Explore adjustments to encourage remodels over tear-downs.
- **Neighborhood Aesthetics:**
  - Consider aesthetics and compatibility with the neighborhood, avoiding a cookie-cutter appearance.
  - Encourage a mix of architectural styles and discourage excessively large homes.
- **Enforcement and Monitoring:**
  - Strengthen enforcement mechanisms for existing codes.
  - Consider regular monitoring of building sites to ensure compliance.
- **Other Concerns:**
  - Address external lighting concerns with clear ordinances.
  - Explore options for more flexibility in ADUs (Accessory Dwelling Units).

The citizen input reveals a mix of concerns related to aesthetics, environmental impact, code enforcement, property rights, and community well-being. Residents emphasize the importance of a balanced approach to building codes that addresses specific issues while considering the broader needs of the community.

The most frequently mentioned issues in the citizen input for Rollingwood's building codes include concerns about building height, drainage problems, oversized homes, tree preservation, and the need for clearer code enforcement. Residents express a desire for stricter regulations on impermeable ground cover, limitations on home sizes relative to lot sizes, and more explicit guidelines on setbacks. The community appears divided on the balance between property rights and the need for regulations, emphasizing the importance of addressing these issues to maintain the neighborhood's character and harmony.

#### No (29%):

Responses emphasize the importance of balancing property rights, maintaining property values, and considering the character of Rollingwood. Here's a summary of the key points from the feedback:

- **Respect for Property Rights:**
  - Emphasis on property rights and the idea that homeowners should have the freedom to build within reason.
- **Concerns About Negative Impact on Property Values:**
  - A common concern about potential changes negatively affecting property values.
- **Preference for Maintaining Current Codes:**
  - Contentment with the existing building codes and a preference for maintaining them.
- **Unique Character of Rollingwood:**

- Recognition of Rollingwood's uniqueness and a desire to avoid excessive regulation that might hinder the neighborhood's character.
- **Resistance to Additional Restrictions:**
  - Resistance to additional restrictions that may impede development or alter the neighborhood's attractiveness.
- **Recognition of Market Dynamics:**
  - A belief that market dynamics, rather than increased regulations, should guide development.
- **Ease of Building:**
  - Appreciation for the ease of building in Rollingwood compared to surrounding areas.
- **Acknowledgment of Neighborhood Change:**
  - Acknowledgment of neighborhood changes and a recognition that preferences for home sizes and styles may differ among residents.
- **Balancing Tradition and Evolution:**
  - Balancing the preservation of Rollingwood's character with the need for evolution and growth.
- **Potential Impact on Older Homes:**
  - Concern about potential regulations affecting the ability to remodel older homes.

Input highlights the diversity of opinions within the community and the importance of finding a balance that respects individual property rights while preserving the unique character of Rollingwood. Striking a balance between regulatory measures and the evolving needs of the community is essential for Rollingwood to navigate its path forward, ensuring both responsible development and the preservation of the neighborhood's cherished qualities.

#### Blank (7%)

The responses generally express uncertainty or lack of personal experience with the Rollingwood building codes. Some respondents mention not having enough information to provide informed feedback, while others express a desire for the current rules to be enforced. Overall, there is a lack of specific opinions or suggestions regarding changes to the building codes.