

Sec. 107-71. - Maximum permissible height.

No portion of any building or structure (except a chimney, attic vent, lightning rod, or any equipment required by the city building code) may exceed 35 feet in height. Except as may be required by applicable codes, no chimney, attic vent, lightning rod or required equipment may extend more than three feet above the highest point of the following: the coping of a flat roof, the deck line of a mansard roof, or the gable of a pitched or hipped roof.

(Code 1987, ch. 11, subch. G, art. V, § 5; Code 1995, § 14

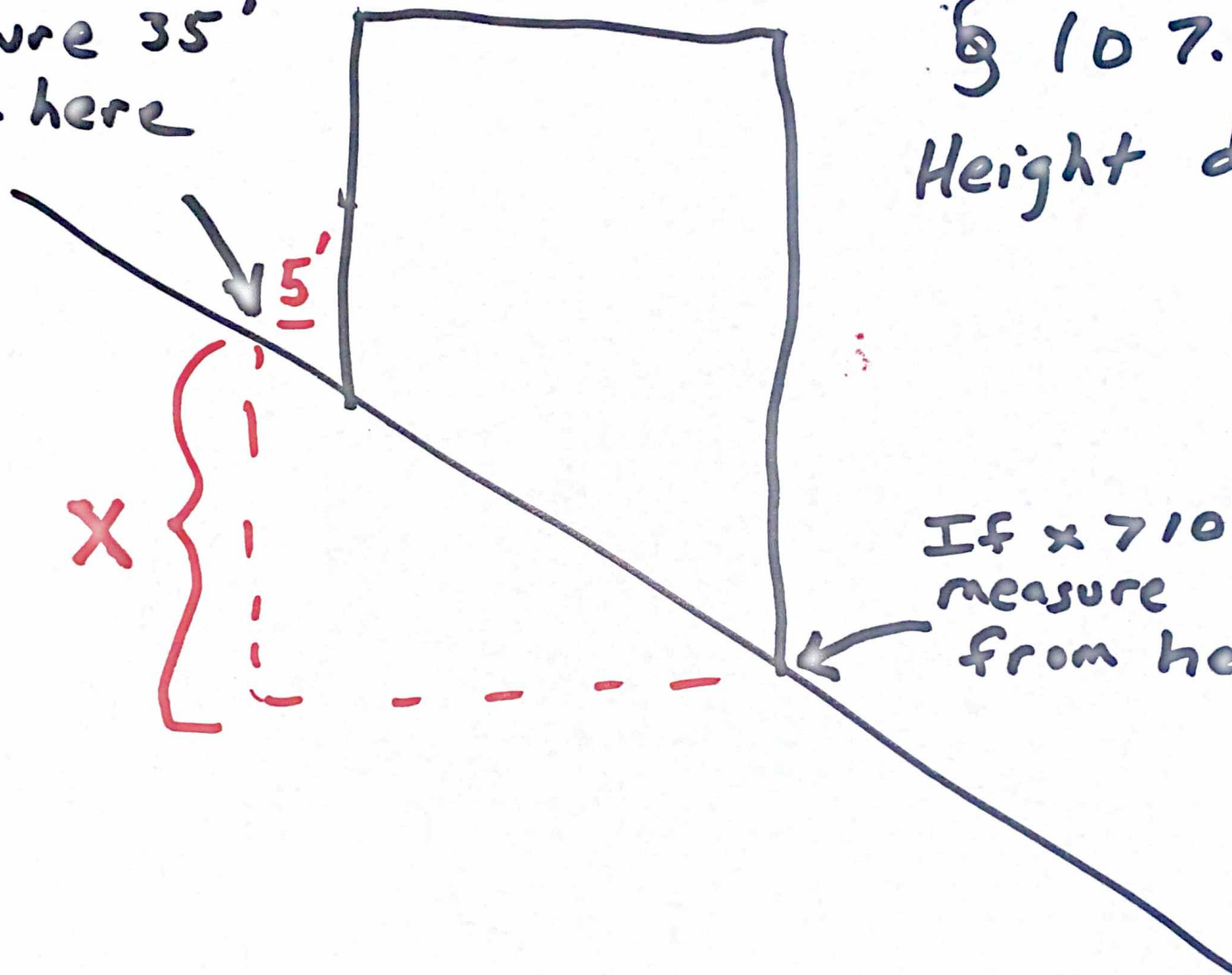
Rolling wood
Building Height

Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

- (1) The elevation of the highest adjoining original native ground surface within a five-foot horizontal distance of the exterior wall of the building when such original native ground surface is not more than ten feet above the lowest grade; or
- (2) An elevation of ten feet higher than the lowest grade when the original native ground surface described in subsection (1) of this section is more than ten feet above lowest grade.

§ 107.3 Rollingwood
Height Definition

If $x < 10'$
measure 35'
from here



Rolling wood
§ 107.3
Height definition

If $x > 10'$
measure 45'
from here

§ 22.03.279 Height of structures.

- (a) Prohibition. No person shall build, construct or erect a structure at a height greater than that shown on the schedule of regulations contained in section 22.03.281 as being permitted in the zoning district in which the structure is located.
- (b) Measuring height. No part of any principal structure shall rise more than the maximum height shown on the schedule of regulations contained in section 22.03.281, above natural ground grade or original grade directly below. If the average natural slope in the area directly below the foundation of the principal structure is 25% or greater, than no part of any principal structure shall rise more than 32' above natural ground grade directly below.
- (c) Exposed foundations. Foundations with 4 vertical feet or more exposed must be concealed with dense, evergreen vegetative buffers if the exposed must be concealed with dense, evergreen vegetative buffers if the exposed foundation is readily visible from any street or property.
- (d) Roof appurtenances. All functional roof appurtenances and features such as electronic receiving devices, air-conditioning machinery, plumbing vents, and chimneys may exceed the maximum heights established in section 22.03.281(b) by no more than 6 feet. Chimneys may not have a horizontal component of more than 4 ft. If there is any dispute as to the "functionality" of a proposed roof appurtenance, the city administrator will make that decision subject to appeal to the city's board of adjustment.

(Ordinance 361 adopted 3/28/18)

West Lake Hills