

## RESIDENTIAL BUILDING HEIGHT MEASUREMENT: CRCRC RECOMMENDATION

Approved 8-13-24:

Sec. 107-3. - Definitions

*Building height, residential, means the vertical distance from the original native ground surface or finished grade, whichever is lower, to the highest point directly above.*

*Original native ground surface is the existing grade on the lot prior to development of the residential building as may be shown on certified topographic survey of the property*

Proposed:

*Parallel Plane is an imaginary plane that is 35' above and parallel to the original native ground surface. No part of a building or structure, exclusive of the exceptions outlined below may break this plane.*

### **Excavation Allowance**

*Building height may be increased below the parallel plane by way of excavation, when starting a minimum of 20ft. horizontal from the side or rear property lines, as follows:*

- a. 40ft. above finished floor for uppermost surface of eave/parapet;*
- b. 45ft. above finished floor for ridgeline of sloped roof with min. 3/12 pitch*

*The parallel plane may not be breached. Any exposed foundation resulting from this increase may not exceed 18 inches.*

CRCRC Approved 3-18-24;

P&Z Approved for City Council Recommendation 4-3-24

Presented to City Council 4-17-24

Discussion

*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.*

## **Proposed**

*Existing grade may be adjusted graphically as a straight line across unusual or minor topographic variations including pools, ponds, existing basements, rock outcroppings depressions and natural drainage ways, with the intent to approximate original grade without penalty for previous construction.*

## **Special Exceptions**

### **CRCRC RECOMMENDATION**

#### **Approved 7-23-24:**

##### **Extremely Sloped Lots**

*Should the slope of a lot be so severe that the requirements proposed above have extreme adverse impact on the lot, an owner may seek relief from these requirements by special exception granted by the Board of Adjustment. Although not required, letters of agreement from adjoining neighbors will be given due consideration.*

##### **Flood Plain / Drainage Easements**

*Should some portion of the buildable area reside on or near a flood plain or drainage easement, and it can be shown that such would have extreme adverse impact on the lot's buildable potential, an owner may seek relief from these requirements by special exception granted by the Board of Adjustment. In such cases the Board may grant an exception for up to 5 additional feet of building height.*

**Proposed:**

### **Side Setback Projections**

Amend setback rules Sec. 107-76 as follows, in bold: All other ordinary projections of building features typically used in residential building construction, may overhang into any required yard a maximum of two feet, when starting 12.5ft. from any side setback

### **Foundation Height**

Foundation exposure within public view from the right-of-way cannot exceed 6'

Foundation exposure within public view must be screened such that viewable portion does not exceed 2.5 feet (30")