Residential Height Considerations

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1 Randolph Pl

Assumptions, Observations and Way Forward

- Assumption: Rollingwood residents don't want houses that overwhelm the space they occupy or the neighborhoods they're built in
- The combined features of hilly terrain and extreme land value make Rollingwood unique within Texas *
- Roof geometries and building height are only two pieces of the "overwhelming size" issue, but in Rollingwood, they may be the most important
- Current efforts aim to bring the public in for discussion on some specifics
    1. Building height
    2. Building height measurement
    3. Roof configuration
    4. Housekeeping – code harmony
- Public response to P&Z efforts to date has been "go slow" or "don't change"
- Given responses and discussion to date and Council's desire to amend code – Comprehensive plan is in order

* As land values increase, it becomes more cost effective to litigate than to wait

Residential Height Comparisons

Rollingwood's 35' maximum allowable building height is relatively high

Texas examples

- West Lake Hills R1 = 30'; R2 = 25'; R3 = 30'
- Austin R1 = 30' (generally)
- Lakeway R1 = 32'
- Rockwall, TX = 36' with pitched roof system requirement

Out of state, hilly terrain, high land value examples

- Stowe, VT = 28'
- Aspen, CO = 25' for flat to 3:12 pitch; pitches above 3:12 measured from 1 / 2 to 1/3 upslope from eave depending on pitch *

* Aspen enacted residential permit moratorium 12/21 – 8/22
https://aspen.gov/1384/Residential-Building-Regulations-Update

Height Measurement – Current *

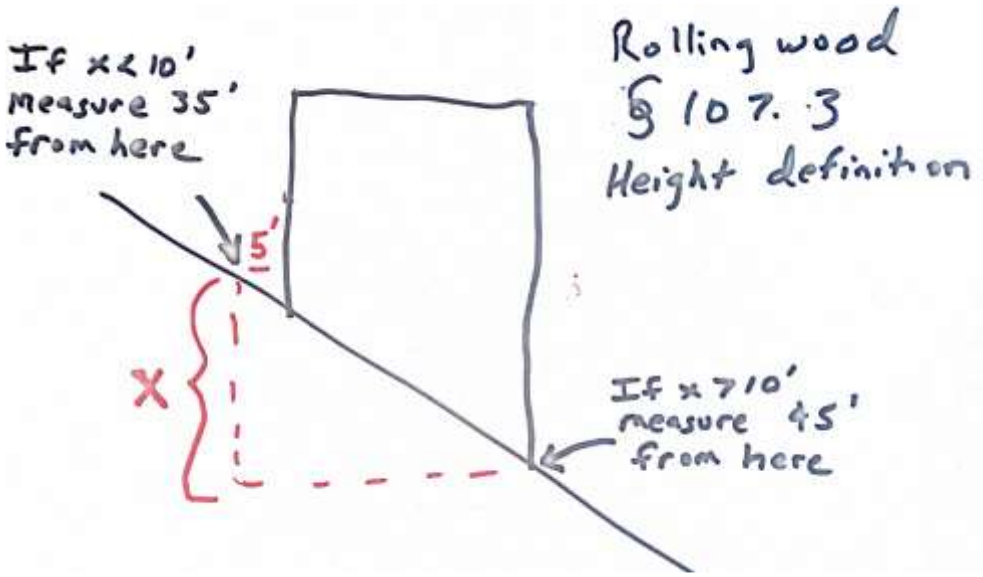
Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

(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.



* Drawing by permission of Kevin Glasheen

Height Measurement Method – West Lake Hills

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.

22.03.281 Schedule of Regulations.

Maximum Height (ft)	R1	R2	R3
	30	25	30

Height Measurement Method – Aspen CO

In measuring a building for the compliance with height restrictions, the measurement shall be the maximum distance measured vertically from the ground to the specified point of the building located above that point, as further described below:

a. Measuring height along the perimeter of the building. At each location where the exterior perimeter of a building meets the ground, the measurement shall be taken from the lower of natural or finished grade. Building permit plans must depict both natural and finished grades.

b. Measuring height within the footprint of the building. For the purposes of measuring height within the footprint of a building, areas of the building within fifteen (15) horizontal feet of the building's perimeter shall be measured using the perimeter measurement, as described above. In all other areas, the natural grade of the site shall be projected up to the allowable height and the height of the structure shall be measured using this projected topography.

Height Measurement – Simple *

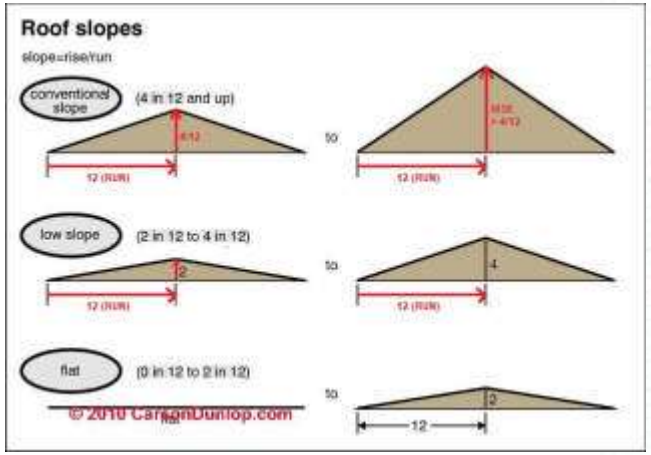
No roof point shall exceed the prescribed height above the existing or finished grade, whichever is lower.

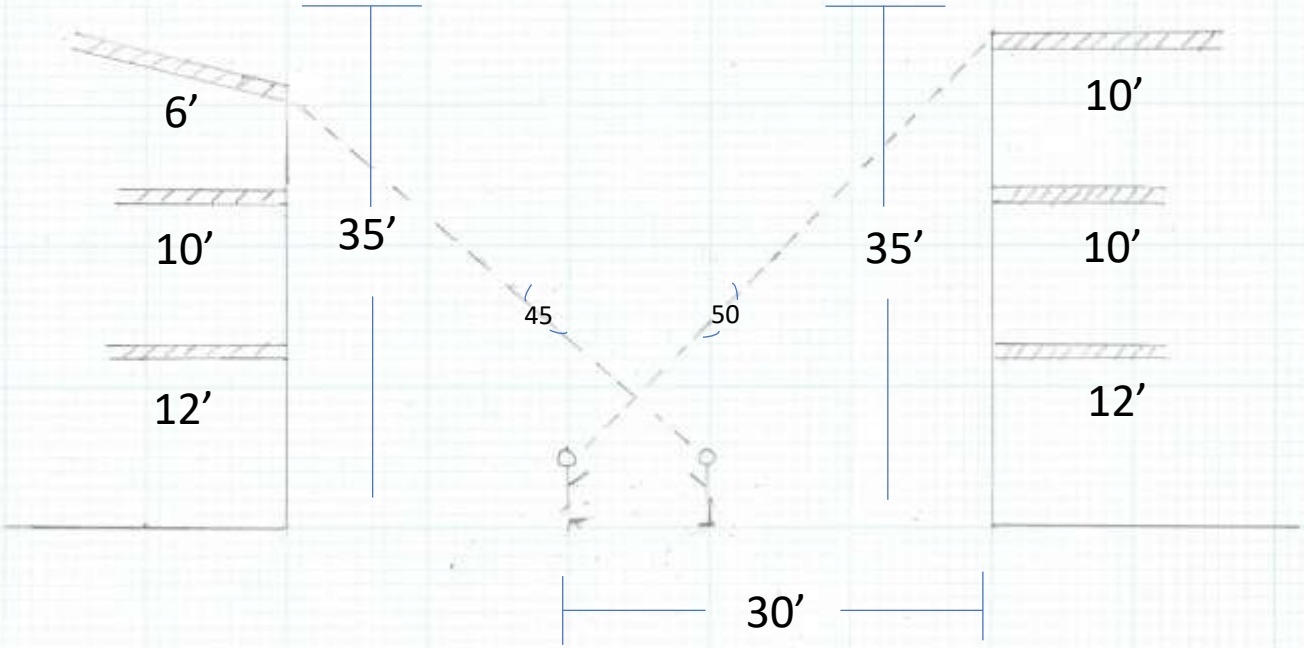
All measurements shall be made vertically; i.e., each point of a roof shall be measured to the point of grade that is directly below it--vertical and plumb.

* Language borrowed from Pitkin County, CO

3:12 Pitch vs Flat Roof

- Flat roof presents more imposing view from the street
- Pitched roof in closer harmony with most neighbors' rooflines
- 3:12 considered "low slope"
- RW Commercial code 107-103 requires pitch





3:12 Roof pitch example (estimated)

- Main roof depth of 30 ft (conservative) drops street-view height by 3’9”
- Assumes current flat roof height at maximum permissible (35 ft)

Variable Pitch-based Height – Aspen CO