

RW CRCRC - Height Measurements in Other Cities

From [American Planning Association](#):

Basic Assumptions that apply to RW, "Height regulations have these principal purposes":

- Protection of view
- Protection of the character of the neighborhood
- Protection of light and air

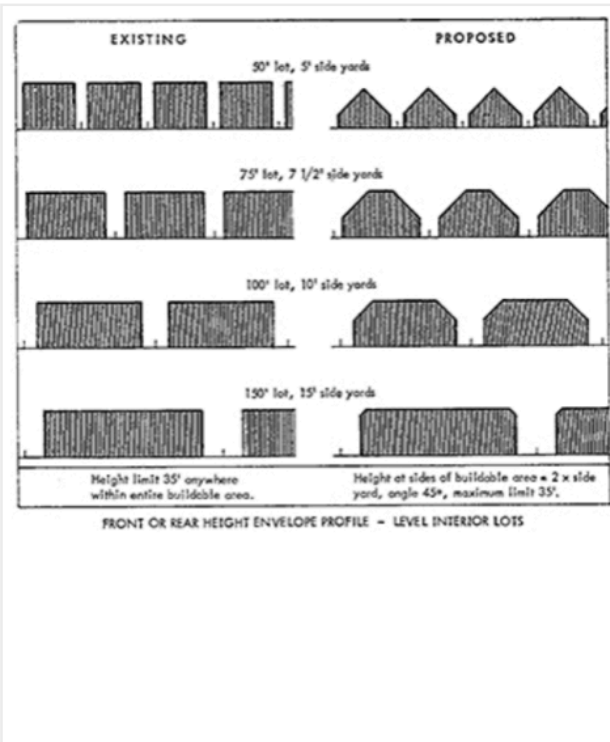
Biggest concern is "side yards" and "adjacent lots"

- recommend "height here should be kept low"

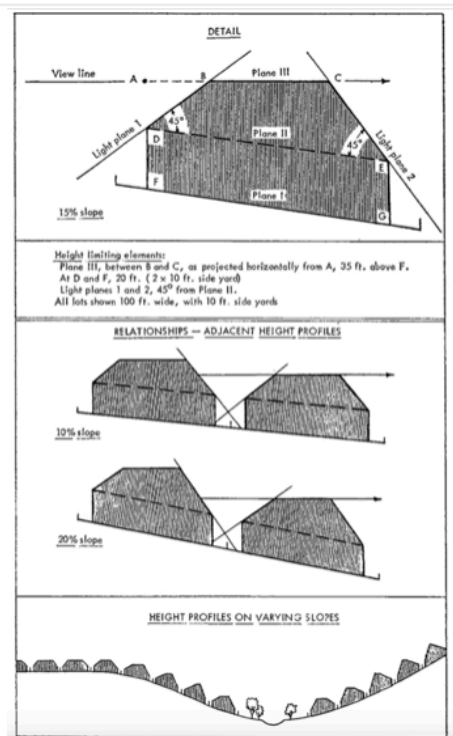
"To vary the pattern, height at edges of buildable areas, light plane, or maximum height over any portion of the lot could be changed. As an added refinement, length of building might be considered in setting side-yard requirements."

- Could potentially limit eave height of side yards, and/or the length that an elevation may extend at the maximum allowable height
- Want to encourage variety (projections/insets/material changes) along the side elevation so that you are not staring at a large flat wall, especially if it is light colored and highly reflective.

For Flat Lots:

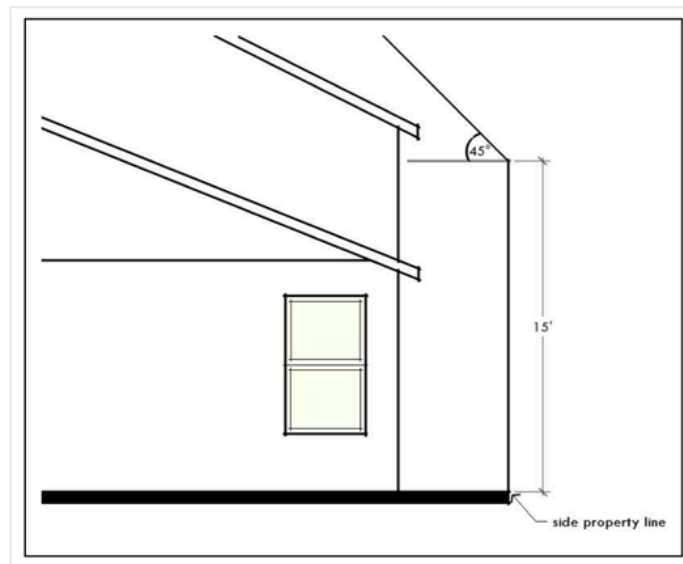


For Sloping Lots:



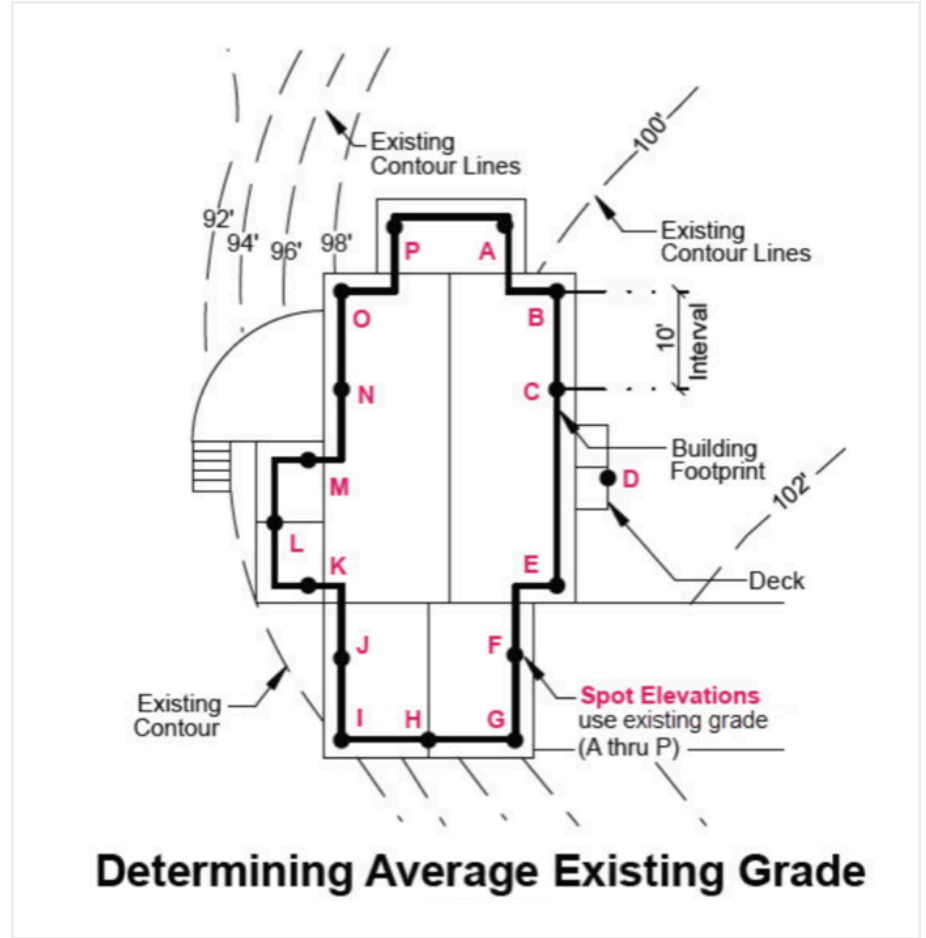
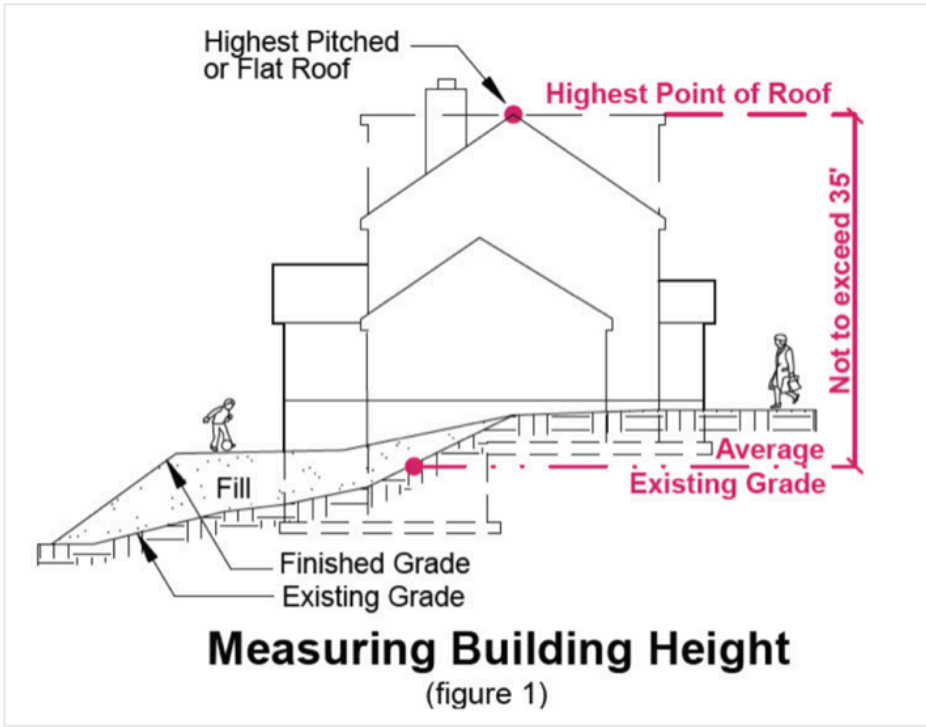
AUSTIN, TX

- Building Height:
 - 32 feet for development located outside the 100-year floodplain; and
 - 35 feet for development located in the 100-year floodplain.
- Height shall be the lower of natural grade or finished grade, and measured vertically from the average of the highest and lowest grades adjacent to the building:
 - for a flat roof, the highest point of the coping
 - for a mansard roof, the deck line
 - for a pitched or hip roof, the gabled roof or dormer with the highest average height; or
 - for other roof styles, the highest point of the building.
- For a stepped or terraced building, the height of each segment is determined individually.
- Side Setback Plane - uses a tent in two different ways depending on flat or sloped lot.



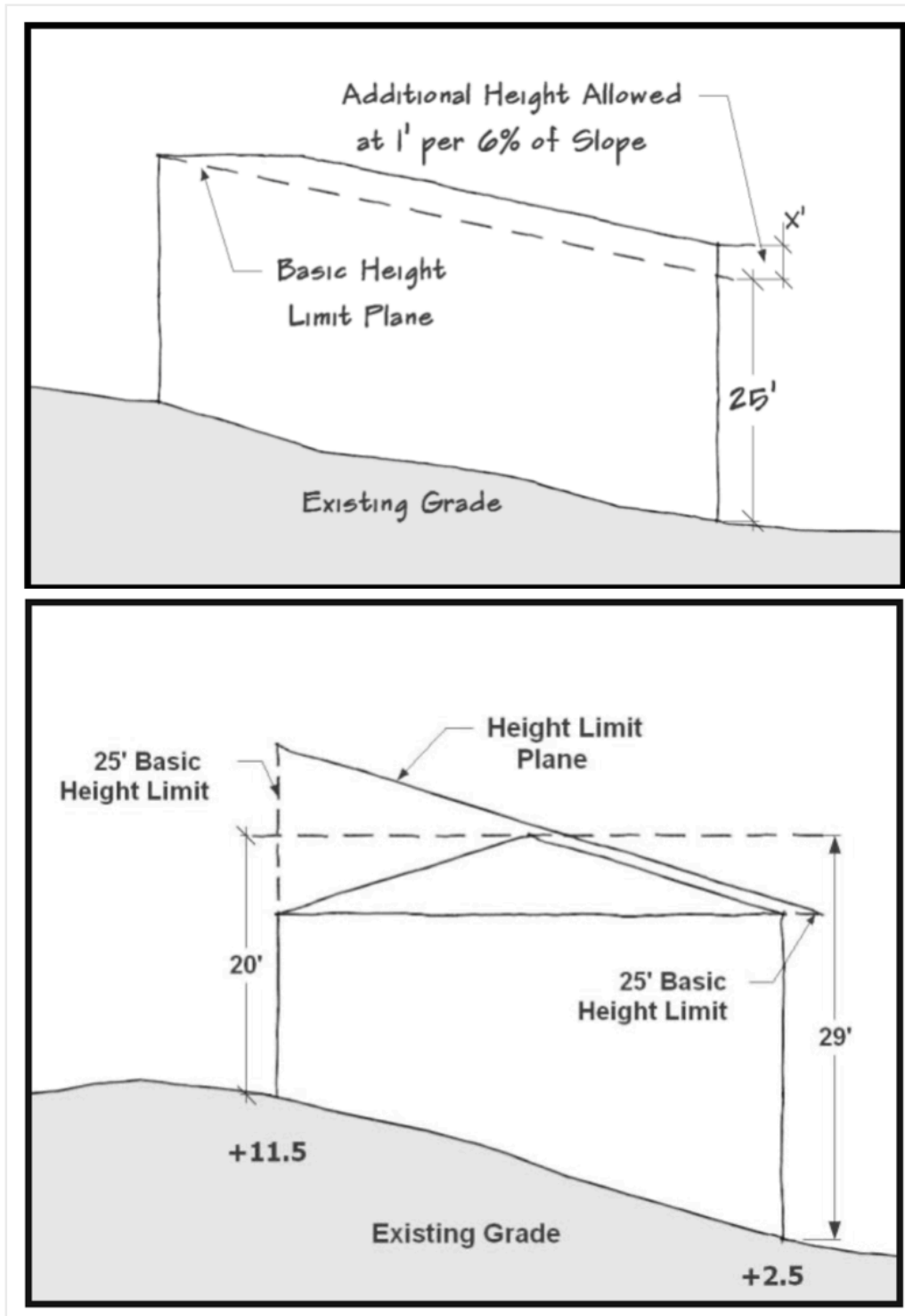
BELLEVUE, WA

- Uses average existing grade as reference datum, determined by taking point elevations every 10ft
- Building height max is 35ft.
- *Allowing a flat roof to go to 35ft. has too many impacts which could be mitigated by eave height restrictions*
- *Flat roofs that represent a very small percentage of the overall, as in a tower, may reach max height*



TACOMA, WA

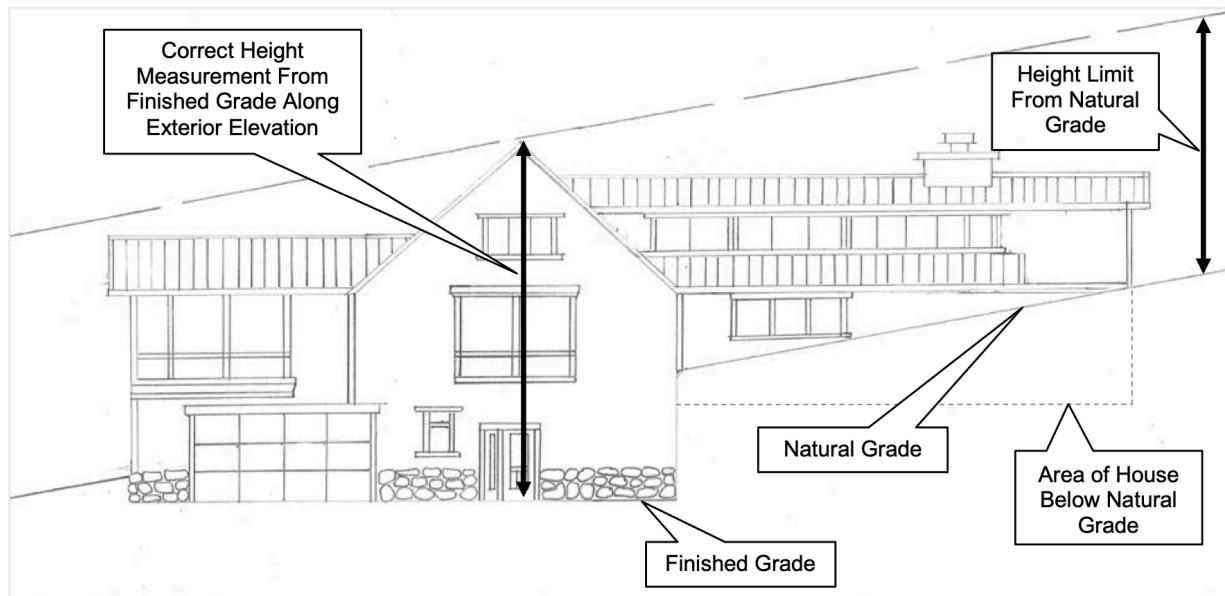
- The height limit within the VSD is the vertical distance between existing grade and a plane essentially parallel to the existing grade.



- One foot of additional height is allowed on the lower corners of a building for every six percent of slope on sites located within the VSD.

MARIN COUNTY, CA

- Due to the greatly varying topography of Marin County, height measurements are based on grade.
- "Grade" is defined as the ground elevation used as the basis for measurement of allowed structure height where grade is the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.



SAN LUIS OBISPO, CA

- Adds one foot of setback to every foot of additional height you want to add above 35ft., with a maximum of 45ft.
- Height is the vertical distance from the highest point of the structure to the average of the highest and lowest points where the vertical plane of the exterior wall would touch natural grade level of the site, except that finished grade instead of natural grade shall be the basis for height measurement when...(1a.) a site is graded or filled to conform the elevation of the building site with that of adjoining developed sites.
- *Opportunity to allow RW residents with lower than average lot level to raise their level to match their neighbors and reset their Reference Datum.*
- On Downhill lots that slope 14% from centerline of the street to the rear face of the proposed building, SLO allows up to 5ft. of additional height.

OAKLAND, CA

Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	>20% and <40%	>40% and <60%	>60%	>20%	
Maximum Height for Detached Accessory Structures	15 ft.	15 ft.	15 ft.	15 ft.	1
Maximum Wall Height Primary Building	32 ft.	34 ft.	36 ft.	32 ft.	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft.	38 ft.	40 ft.	35 ft.	1
Maximum Pitched Roof Height Primary Building	36 ft.	38 ft.	40 ft.	35 ft.	1, 2
Maximum Height Above Edge of Pavement	18 ft.	18 ft.	18 ft.	N/A	1
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft.	1
Maximum Height from Finished or Existing Grade (whichever is lower) Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft.	1, 3

