

CRCRC RECOMMENDATION ON RESIDENTIAL BUILDING HEIGHTS AND HEIGHT MEASUREMENT

RESIDENTIAL BUILDING HEIGHT: CRCRC RECOMMENDATION

Sec. 107-71. - Maximum permissible height - Unchanged - 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.

RESIDENTIAL BUILDING HEIGHT MEASUREMENT: CRCRC RECOMMENDATION

Sec. 107-3. - Definitions

Building height, residential, means the vertical distance above any point on the surveyed existing grade.

TENTING: CRCRC RECOMMENDATION

Adopt a set of tenting rules that restricts exterior wall heights incrementally by distance from the lot line

The maximum allowable building height along the building setbacks, when starting from the 10ft. setback is 25ft. as measured from existing or finished grade, whichever is lower, adding one foot of height to every additional foot of setback, up to 35ft., such that the maximum height of 35ft. is at least 20ft. horizontal from the nearest property line.

SPECIAL EXCEPTION: CRCRC RECOMMENDATION

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.

***Note: This item regarding foundation exposure has NOT been approved by the CRCRC, and thus should be left out of this draft of the building height recommendations. However, the CRCRC is going to attempt to approve this recommendation at their August 13 meeting, and take it to Council at the August 21 City Council Meeting. If the City Council approves it, they may want to include it in the amendment that goes to the joint City Council/ P&Z public hearing on September 4th.**

FOUNDATION EXPOSURE:

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")