

SURVEY RESULTS:

Q2/Consider Code Changes

175 (64%) Yes

80 (29%) No - 15 ambiguous, more like "sorta yes"

Answered "No" to Code Changes, but 33% still want some form of change:

5 - said Max. Ht. was too high

24 (30%) - Want a diff. Ref. Datum Measurement

12 - Want to consider FAR

6 - Setbacks are too small

21 - (26%) Want limits along the setback

15 - (19%) want some form of tenting

Answered "Yes" to Code Changes:

135 (77%) - change Ref. Datum

Most felt Setback distance was ok

122 - Want building limits along setback

117Y/43N - Want Tenting

Q3/MAX HT. - No change, leave at 35ft.

175 (63%) - About Right

70 - Too High

21 - Too Low

Q4/Reference Datum Options

172 (62%) Yes

89 (32%) No - with 11 ambiguous

22 - Option. 1

26 - Option. 2

75 - Option 3

Q7/Change Setback Dimensions

Side - No change

Front/Corner - TBD

Q9/Setback Bldg. Limitations (Articulation/Eave Ht. Max/Tenting)

154 (56%) - Yes

103 (37%) - No

Q10/Tenting

142 Yes

112 No - 23 still want Setback Bldg. Limitations

HEIGHT

Recommend:

Maximum permitted building height shall be 35ft.

The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located at the allowed height above and parallel to the grade. Height measurements shall be based on existing topography of the site, before grading for proposed on-site improvements, or finished grade, whichever is lower.

Include graphic

Maximum permitted building height shall be measured based on the criteria:

- There shall be no point of any building or structure that exceeds 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.
- Roof points that are not at the exterior of the building will be measured against nearest and adjacent existing grade.
- Antennae, chimneys, flues, vents, and similar structures shall not exceed the prescribed height limit by more than ten (10) feet. Water towers, mechanical equipment, solar equipment, and similar equipment shall not exceed the prescribed height limit by more than three (3) feet. (or match current RW code language)

(NEED) Definition of how existing and finished grade are measured or documented.

SETBACK (Bulk) PLANES, i.e. “tenting”

Recommend:

Some cities try to minimize the impact of new residential construction on surrounding properties by defining an acceptable building area for each lot within which new development may occur. Prescribing side and rear setback planes helps to minimize the impact of new development and rear development on adjacent properties, but still allows a home to reach its maximum height further from adjacent properties.

The bulk plane begins at a point 12 feet above the side property line of a lot, and then rises at a 45 degree angle until it reaches the maximum permitted height.

The bulk plane can be measured one of two ways:

1. For generally flat sites, the grade level point method allows the bulk plane to be measured at one time, at the midpoint of the side property line.

OR

2. For generally sloping sites, the parallel point method allows the bulk plane to be measured from a series of points taken at 10 foot intervals along the side property line.

Maximum eave height along any setback shall be 25ft.

There shall be no eave-point that exceeds the prescribed height above existing or finished grade, whichever is lower.

Include graphic

SIDE WALL ARTICULATION

If a side wall of a building is more than **15 feet** high and is an average distance of ten feet from an interior lot line, the sidewall may not extend in an unbroken plane for more than 36 feet along a side lot line without a sidewall articulation that meets the requirements of this section.

A. To break the plane, a sidewall articulation must:

- be perpendicular to the side property line, at least **three feet** deep, and extend along the side property line for at least **10 feet** *Include graphic*
- extend the entire height of the first floor of an addition to, or remodel of, an existing one-story building;
- extend the entire height of the second story of an addition to, or remodel of, a two or more story building;

B. Sidewall articulation required under this section may be satisfied by horizontal articulation, such that each story above the first story is setback further from the property line by at least nine feet and extends along the side property line for at least 10 feet.

The requirements of this section do not apply to:

- Any side of a structure that is adjacent to a commercial use, unless the commercial use is occupying a residential structure.
- An addition to or remodel of an existing principal structure, or the construction of a new principal structure, provided that the resulting structure is less than 2,000 square feet in net building coverage and less than or equal to 32 feet in height.

FOUNDATIONS/STREET-SCAPE R.O.W.

This standard seeks to establish a relationship between buildings and streets to create an engaging streetscape and discourage the isolation of homes from the surrounding neighborhood. The placement of buildings should seek to frame street edges physically or visually. Buildings should be oriented in a manner such that they are a component of the streetscape, which consists of the street itself and the buildings that surround it. Building orientation should provide a sense of interest and promote interaction between buildings and passersby.

Foundations should be measured from the estimated finished floor level to grade, regardless of finished exterior material.

Foundations shall not exceed 6ft...