

## **Recommendations for Regulating Building Heights & Reducing the Visual Impact of Tall Homes and Exterior Walls**

- Roof differentiation. Because flat-roof homes are more bulky and visually imposing than pitched-roof homes, a large number of cities have adopted a lower maximum height for flat roofs than for pitched roofs. Rollingwood currently treats both roof styles the same way, which incentivizes flat roofs to maximize living space. Rollingwood should lower the maximum height for homes with flat roofs to 32' (from 35').
- Eliminate fourth stories. A large number of cities have limited residential building heights to no more than 2.5 or 3 stories. Rollingwood does not currently limit the number of stories in a home. Rollingwood should limit the number of stories in a home to 3 (subterranean should not count).
- Wall articulation. Some cities limit the visual impact of vertical walls by requiring or encouraging the use of architectural features to visually “break up” flat walls, which can be visually harsh and imposing. Rollingwood does not currently require or encourage wall articulation. Rollingwood should adopt rules to require or encourage articulation of exterior walls to break up “imposing” facades.
- Vegetative barriers. Some cities encourage vegetative barriers between steeply sloped lots to enhance privacy and reduce visual impact. Rollingwood does not currently require or encourage vegetative barriers. Rollingwood should adopt rules to require or encourage vegetative barriers between steeply sloped lots.
- Exterior wall height limits. Some cities impose limits on the heights of exterior walls (where height is most visually imposing) while allowing for height adjustments between exterior walls (where height has less visual impact). Rollingwood does not currently limit exterior wall height. Rollingwood should adopt rules to limit exterior wall height to 35' at any portion of the lot, with “stepped up” heights from the exterior wall to maximum heights adjusted for slope, if any.