

Building Height Summary

August 30, 2024

Overview

Introduction:

The purpose of this presentation is to provide alternative concepts for use in measuring and limiting residential building heights in Rollingwood, in lieu of the CRCRC's parallel plane methodology. The proposed concepts are the best options for the community to achieve the collective goal of limiting overall height and bulk while mitigating unintended consequences. Additionally, these options represent simpler solutions to understand and implement within our current code. These alternative proposals provide sufficient height and bulk limitations to meet the goals of our city residents, but also provide for topographical relief for lots with changes in elevation in the buildable footprint. The CRCRC's proposed parallel plane concept, combined with tenting and no topographical relief for sloped lots, is by far the most stringent policy we could adopt and does not have widespread community support. If passed, Rollingwood would immediately have one of the most, if not the most, restrictive and inflexible building height ordinances in the United States.

Agenda:

1. Proposed Concept for Additional Consideration:
 - A. Restrict Number of Stories, Leave Max Height As-Is, Decrease Relief (*vs. current code*) and Apply Tenting
 - B. Restrict Number of Stories and Measure from Average Elevation to Defined Roof Point and Apply Tenting
 - i. This is the most common solution found within the 118 cities researched by Ryan Clinton

Proposed Concepts for Additional Discussion

Section 1

Concept #1: Fixed Point / High Point

Overview:

- Restrict the Number of Stories to 3 Full Levels Stacked
- Leave Max Building Height at 35' (Fixed Point / High Point)
- Reduce the Topographical Relief for lots from 10' to 7'
- Apply Roof Differentiation and Tenting Concepts
- This is the easiest methodology to restrict building heights and meet the residents goals. There are minimal required changes to our current building code, and, equally important, it will be easy for the city staff to understand and implement

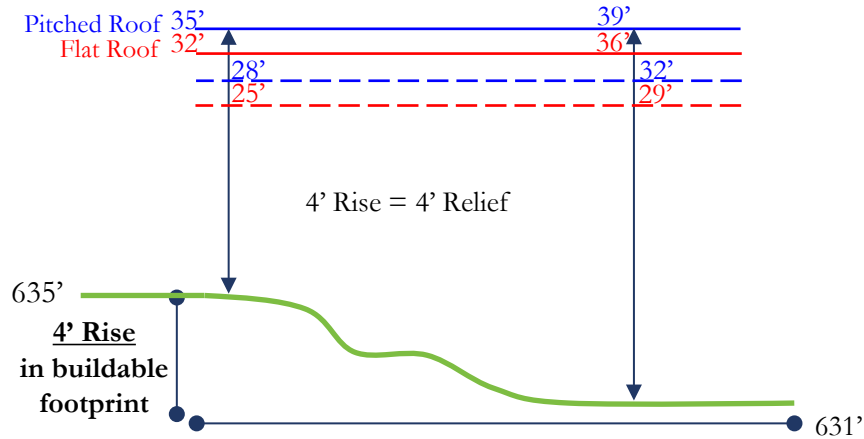
Interpretation and Application:

- Do not allow more than three (3) floors stacked vertically
 - This would not be intended to limit the number of total combined stories for homes that are split level
- Building Height / Roof Differentiation:
 - Max Building Height is 35', but reduced 3' for flat roof homes. Flat roof homes have a more visually imposing feel than a pitched roof home. This principle complements the tenting concept and will bring down the mass across the neighborhood without punishing those who prefer a pitched roof home.

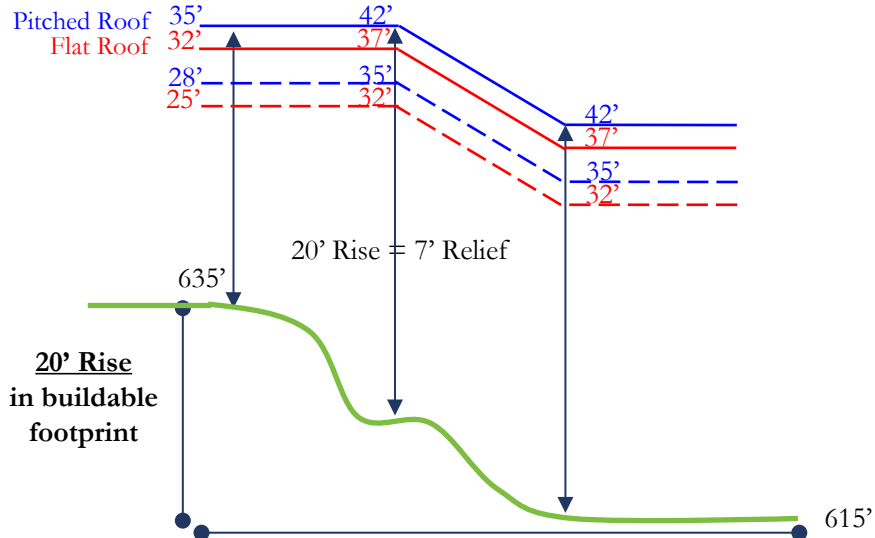
	Pitched Roof	Flat Roof
Max Building Height	35'	32'

- Reduce the Topographical Relief for lots with changes in elevation in the buildable footprint from a maximum relief of 10' to 7'.
 - This would still allow those with topographical hardship in their lots the ability to retain architectural and design flexibility and maintain equity amongst all lots, but also bring down overall height and bulk
- Apply a tenting concept that begins with a 28' limitation (25' for flat roof homes), plus any calculated Topographical Relief (capped at 7'), at the 10' side yard and then increases vertically for each 1' in additional horizontal distance from the property line up the Max Building Height
 - This tenting concept will bring down the side-wall height, depending on the slope and roof type, between 7' – 10' from the current allowable heights. This equates to a 16.7% - 28.9% reduction in height at the side wall on every lot compared to the current rules.
 - The CRCRC's tenting proposal will result in a 10' – 20' (28.6% - 44.4%) reduction in height at the side wall on every lot compared to the current rules.

Building Height Diagrams (Concept #1: Fixed Point / High Point)



-- Tenting Max Height @ 10' Side Yard
-- Tenting Max Height @ 10' Side Yard



Pitched Roof

Change in Elevation in the Buildable Footprint	Existing Allowable Max Height @ 10' side yard	Max Height w/ Tenting at Existing Grade (@ 10' side yard and w/ relief)	% Reduction from Current Allowable Height @ Sidewall
0.00'	35.00'	28.00'	20.0%
1.00'	36.00'	29.00'	19.4%
2.00'	37.00'	30.00'	18.9%
3.00'	38.00'	31.00'	18.4%
4.00'	39.00'	32.00'	17.9%
5.00'	40.00'	33.00'	17.5%
6.00'	41.00'	34.00'	17.1%
7.00'	42.00'	35.00'	16.7%
8.00'	43.00'	35.00'	18.6%
9.00'	44.00'	35.00'	20.5%
10.00'	45.00'	35.00'	22.2%

Flat Roof

Change in Elevation in the Buildable Footprint	Existing Allowable Max Height @ 10' side yard	Max Height w/ Tenting at Existing Grade (@ 10' side yard and w/ relief)	% Reduction from Current Allowable Height @ Sidewall
0.00'	35.00'	25.00'	28.6%
1.00'	36.00'	26.00'	27.8%
2.00'	37.00'	27.00'	27.0%
3.00'	38.00'	28.00'	26.3%
4.00'	39.00'	29.00'	25.6%
5.00'	40.00'	30.00'	25.0%
6.00'	41.00'	31.00'	24.4%
7.00'	42.00'	32.00'	23.8%
8.00'	43.00'	32.00'	25.6%
9.00'	44.00'	32.00'	27.3%
10.00'	45.00'	32.00'	28.9%

Concept #2: Fixed Point / Average Elevation

Overview:

- Restrict the Number of Stories to 3 Full Levels Stacked
- Leave Max Building Height at 35', but measure from the Average Elevation of the buildable footprint (Fixed Point / Average Elevation)
- Apply Roof Differentiation and Tenting Concepts
- This concept's implied support from the community is 47%+ as it is utilizing Option 1 and 2 for measuring max height. Plus, the 28% who supported parallel plane would also prefer something less restrictive vs. no change at all

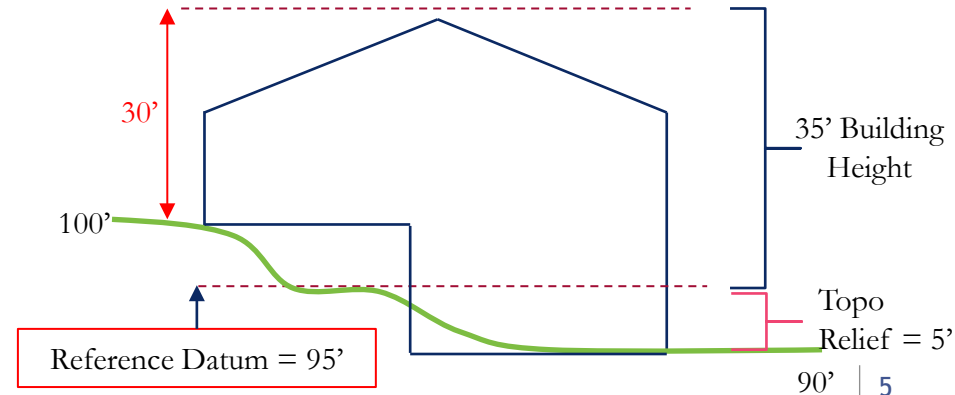
Interpretation and Application:

- Do not allow more than three (3) floors stacked vertically
 - This would not be intended to limit the number of total combined stories for homes that are split level
- Three foot (3') reduction in Max Building Height for flat roof homes
- Measure Max Building Height from the Average Elevation (Reference Datum) of the buildable footprint, defined as follows:
 - Average Elevation shall be calculated as the average of 1.) the average elevation of the existing grade at the four corners of the buildable area, or 2.) the average elevation of the existing grade at the high point and low point of the to-be built home's building footprint.
 - Once the Average Elevation is established the homeowner can build up to 35'
- Apply a tenting concept that begins with a 28' limitation (25' for flat roof homes) at the 10' side yard and then increases vertically for each 1' in additional horizontal distance from the property line up the Maximum Building Height

Concept	Survey Support
Average of High and Low	8.76%
Average Elevation @ 4 Corners	10.22%
Parallel Plane	28.47%
Total Support	47.45%

Restrictive

Most Restrictive



*Max Building Height would be 32' for a flat roof home