

## **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 from the original native ground surface or finished grade, whichever is lower, to the highest point directly above.~~*

*~~Original native ground surface is the existing grade on the lot prior to development of the residential building as may be shown on approved building plans or survey of the property.~~*

### **NEEDS TO BE**

*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.*

### **FOUNDATION EXPOSURE: CRCRC RECOMMENDATION**

*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")*

### **SPECIAL EXCEPTIONS**

**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.*