Guiding principle: to be visually consistent with the scale and mass of the immediate neighborhood, including, but not limited to, adjoining buildings.

Measurement Approach
Current proposal – Retain current measurement method ex 5’ surround (i.e. measure from building perimeter)

Proposals from residents, verbal and email include datum averaging and straight up measurements

Consider - The *height* of a building with a roof pitch of less than 3:12 shall be measured from the highest point of original ground survey per above to the top-most portion of the structure.

Consider - Roofs with a pitch from 3:12 to 7:12. The *height* of a building with a roof pitch from 3:12 to 7:12 shall be measured from the highest point of original ground survey to the point of the roof vertically halfway between the eave point and the ridge.

Consider - Roofs with a pitch greater than 7:12. The *height* of a building with a roof pitch greater than 7:12 shall be measured from the highest point of original ground survey to the point of the roof vertically one-third (⅓) of the distance up from the eave point to the ridge.

Maximum Height
Consider – Reduce *height* limit to 30’ maximum for flat and shallow pitch roof (3:12 or less)

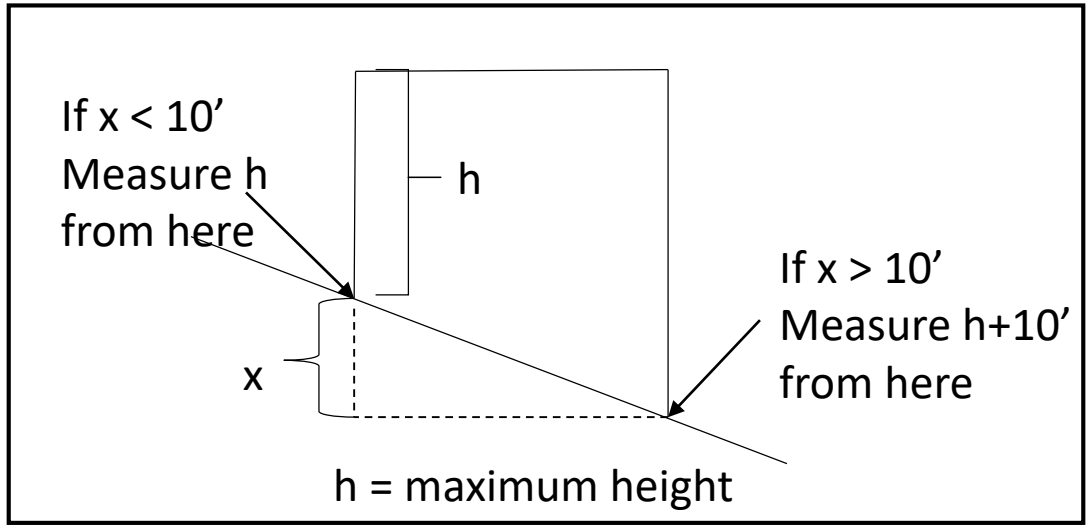
Consider – No roof height measured from any point in original ground survey building perimeter will exceed 40’.

Consider – Create zoning categories that correspond with lot relief.

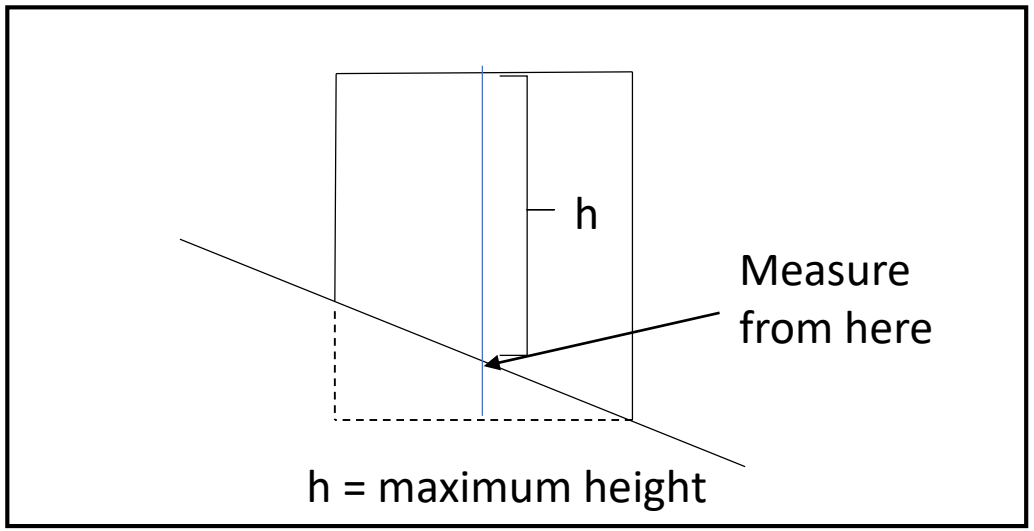
		Pros	Cons
Height			
	30'	Reasonable for hilly terrain	Too similar to West Lake Hills and Austin
		Can be worked with worked with various pitches	
		Softens the effect of high, flat roofs	
	35'	No change to code needed	More potential for uneven neighborhoods
			High, flat roofs overwhelm neighborhood
Measurement approach			
	Current proposal (removes 5' perimeter)	Sympathetic to hilly lots	Potentially enables 45' walls
		Does not deviate significantly from status quo	Got us to where we are today
		Can be worked worked to increase height with pitch	
		Does not require split-level design to maximize sq-ft	
		Favored by emails	
	Average elevation	Sympathetic to hilly lots	Sympathetic to hilly terrain, but less-so
		Similar to above, but less exteme	Requires absolute elevation datum
		Can be worked worked to increase height with pitch	
		Avoids 45' walls (35' height maxes out at 40')	
	Straight up	Simple	Not sympathetic to hilly lots; promotes split level
		Avoids 45' walls (35' height maxes out at 35')	
		Can be worked worked to increase height with pitch	
	Sliding Pitch	Used in combination with all above	New, less conventional approach
		Provides height with softer visual effect	

Measurement Approach

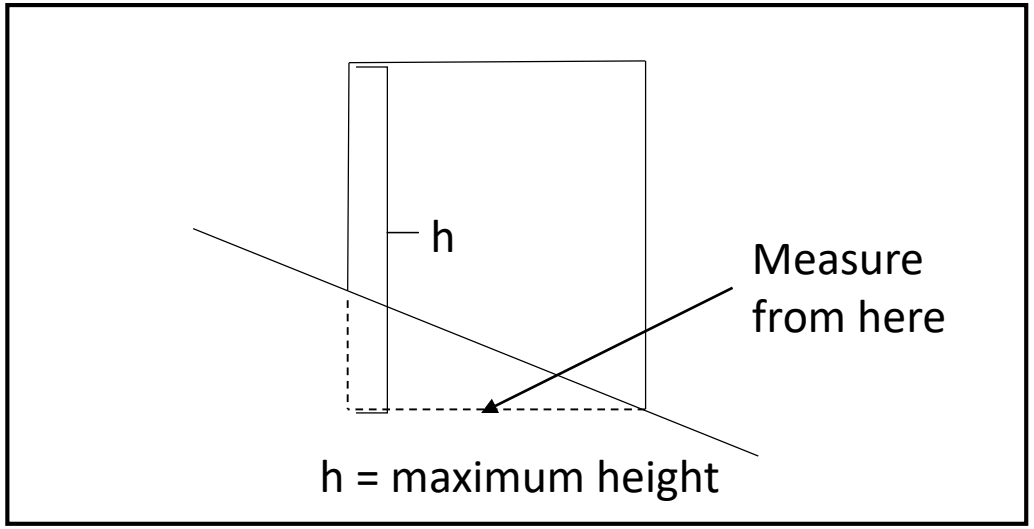
Proposed



Average Elevation

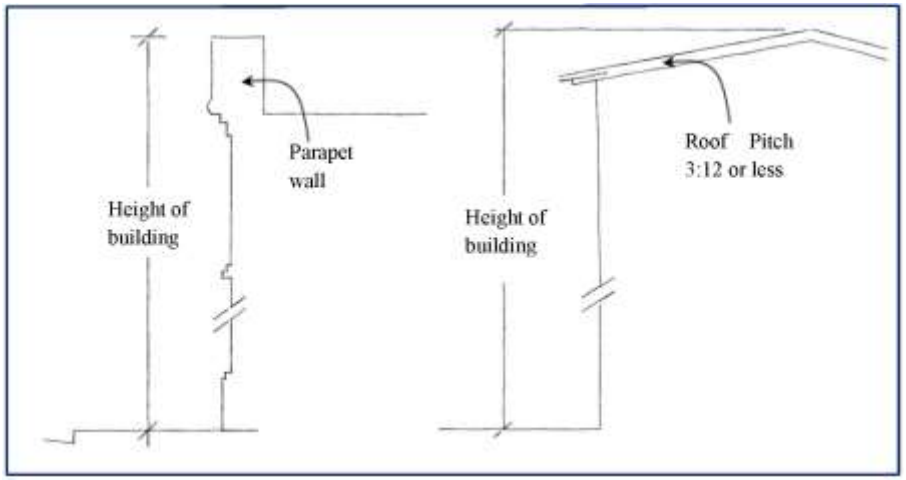


Straight up

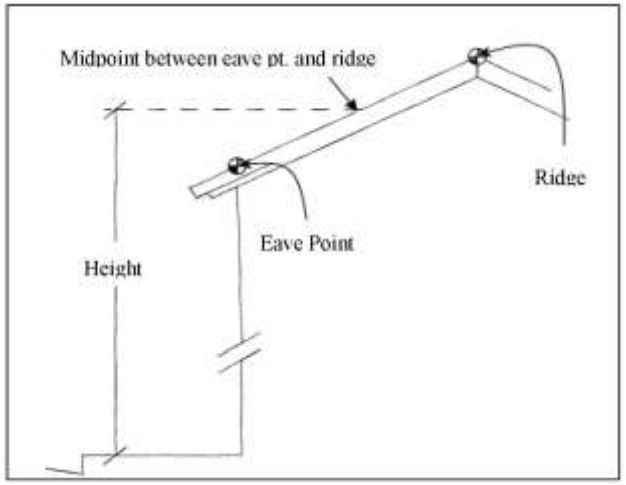


Sliding height by pitch

Flat / Low pitch



3:12 to 7:12



Above 7:12