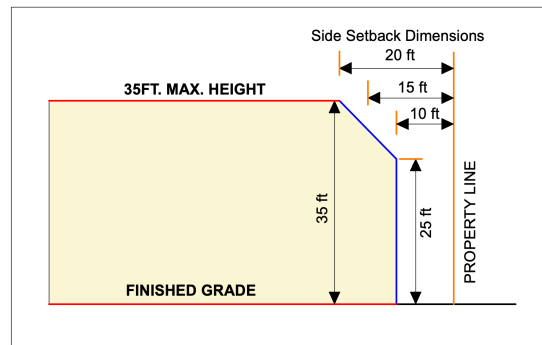
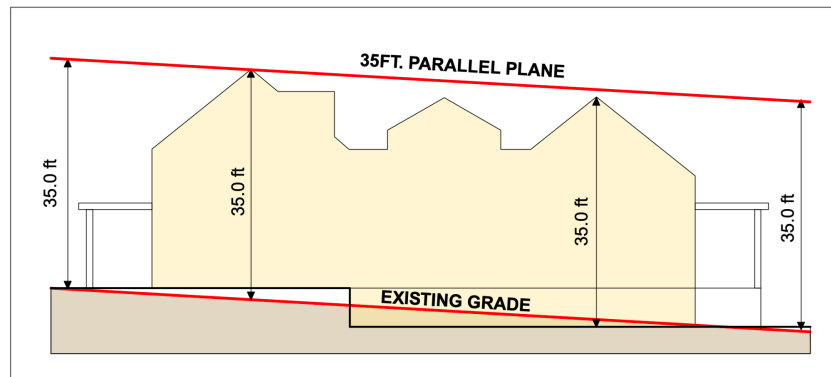


1. **Maximum Allowable Height by Parallel Plane - General Case:** locate a plane 35ft. above and parallel to existing grade within the buildable area limits, as measured along the outermost face of each building elevation.
 - a. Parallel Plane is a 2D line that represents the maximum vertical height limitation on any site, measured independently from the building itself.
 - b. Existing grade may be adjusted graphically as a straight line across unusual or minor topographic variations, including pools, ponds, existing basements, rock outcroppings, depressions, and natural drainage ways.

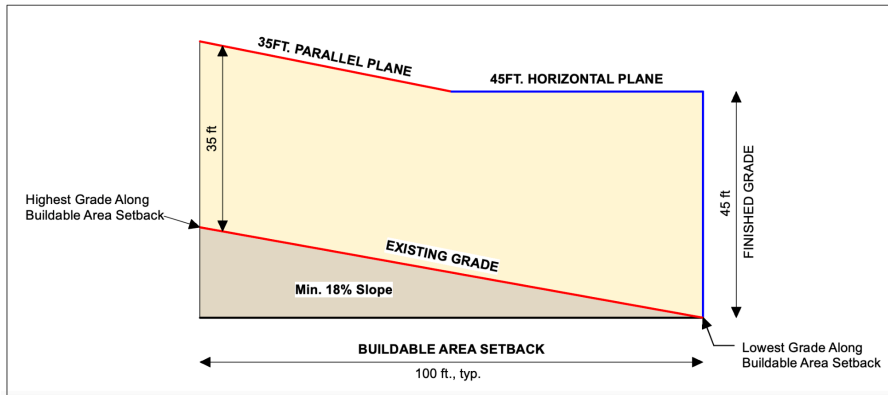
2. **Bulk Planes:** Maximum building height along the building setbacks, when starting from the 10ft. setback is 25ft., as measured from finished grade, adding one foot of height to every additional foot of setback, up to 35ft., such that the maximum height of 35ft. is at least 20ft. horizontal from the nearest property line.



3. **Maximum Building Height:** 35ft. measured vertically from finished grade to highest point of roofing surface or parapet. Building height may not exceed 35ft. or the Parallel Plane. Building areas concealed beneath existing grade are not included in height calculations.

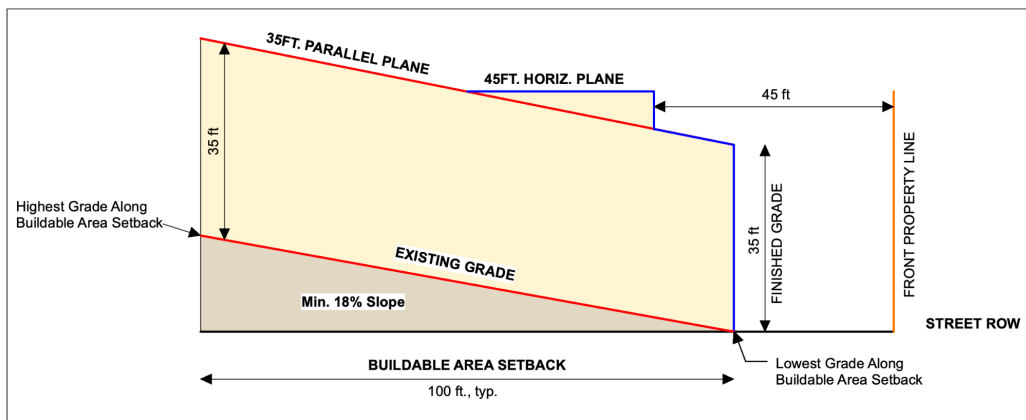


4. **Maximum Building Height for Severely Sloped Lots:**
 - a. **Establish Maximum Slope (%)**: using contour elevations of any two opposing major corners along building setbacks, including diagonal. Slope is calculated as rise (height in ft.) over run (distance in ft.).
 - b. **When Maximum Slope is minimum 18%** as calculated above, then maximum height may be adjusted by extension of a horizontal plane located 45ft. above the lowest existing grade along any setback, which intersects the 35ft. parallel plane, established in General Case above.

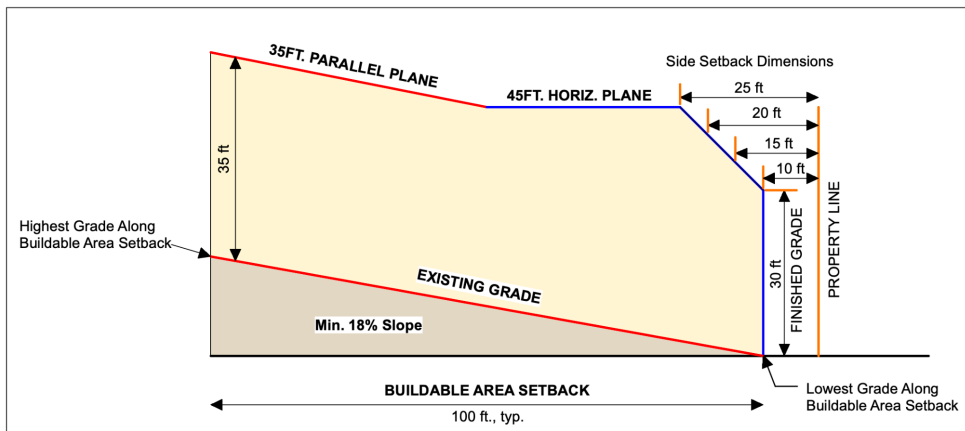


This new buildable area height limit, has the following setback constraints:

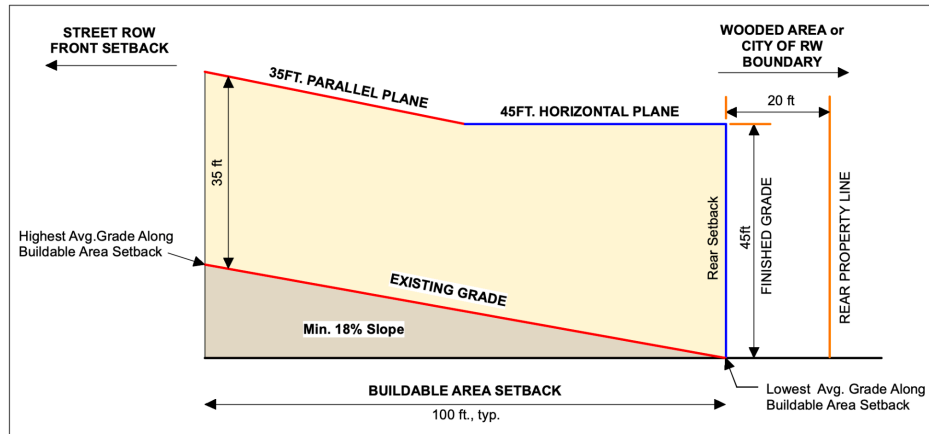
- i. Maximum building height along the front setback is 35ft., until 45ft. horizontal from front property line:



- ii. Maximum building height along the side setbacks, when starting from the 10ft. setback is 30ft., adding one foot of setback to every additional foot of height up to 45ft., such that the maximum height of 45ft. is located 25ft. horizontal from the nearest property line.



- iii. When adjoining a wooded area or City of RW boundary, maximum building height along the 20ft. rear setback is 45ft., as defined by a horizontal plane that intersects with the 35ft. parallel plane. Side setback constraints still apply: 10ft. setback = 30ft. max ht; 15ft. setback = 35ft. max. ht.



5. **Setback Intrusions:** No portion of any structure can overhang any setback above 25ft., as measured from adjacent finished grade, with the exception of uninhabitable roof projections. (per RW code)

NOTES:

1. Using slope as a measure for existing conditions helps to eliminate the gaming of contours to meet certain criteria. It frees someone to build within the best features of the site, rather than the area that gets them the greatest height. Percent slope more accurately reflects the true character of a site in terms of whether it is gently or steeply sloping.
2. Establishing an imaginary parallel plane above the existing grade helps maintain the broader context of the highly variable topography in the city, and protect the sanctity of the surrounding neighbors. Its strength lies in its simplicity and dependence on a certified document required for all building permits, namely a survey. Recent changes in the way Rollingwood “ground truths” its surveys, that is, anchoring them to manhole cover elevations, makes establishing the imaginary parallel plane as simple as adding 35’ to any existing elevation contour.
3. Imaginary Parallel Plane is more effective at controlling height than determining a reference datum based on average grade, or an average of building corners/midpoints. The latter two formulae still allow for an unknown amount of height to be added back in, which is what we have currently. We suspect a majority of people who chose that option in the survey noted this detail.
4. Setting a maximum height dependent on finished grade, rather than existing grade, offers more design flexibility, provided it doesn’t break the 35ft. parallel plane barrier.
5. Bulk Plane/Tenting restrictions are generous and consistent with many other communities around the country, allowing for 2-story homes of any design style, with some restriction on where the maximum height can be located. Additional side setback height is allowed for slopes 18% or greater.
6. In comparing this approach to recent builds, we find that most fall within the new constraints, while a few of the outliers could have met the new constraints with minor adjustments.
7. There is some public interest in allowing houses built alongside a drainage easement some additional height consideration. The CRCRC will look at this when it gets to its drainage / impervious cover work, not yet started. We expect to find this issue as one that is not common and best worked through a special exception.