

RESIDENTIAL BUILDING HEIGHT MEASUREMENT: CRCRC RECOMMENDATION

Suggest to approve:

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

Presently Approved for Codification:

Sec. 107-3. - Definitions

Building height, residential, means the vertical distance above any point on the surveyed existing grade.

Special Exceptions

CRCRC RECOMMENDATION

Extremely Sloped Lots

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.

Needs more detail – what is the severity?

Flood Plain / Drainage Easements

Should some portion of the buildable area reside on or near a flood plain or drainage easement, and it can be shown that such would have extreme adverse impact on the lot's buildable potential, an owner may seek relief from these requirements by special exception granted by the Board of Adjustment. In such cases the Board may grant an exception for up to 5 additional feet of building height.