

CRCRC BUILDING HEIGHT AND ASSOCIATED RECOMMENDATIONS 8-21-24

RESIDENTIAL BUILDING HEIGHT:

CRCRC Approved 3-18-24

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:

Sec. 107-3. - Definitions

CRCRC Approved 8-13-24:

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 certified topographic survey of the property

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, with the intent to approximate original grade without penalty for previous construction.

CRCRC Approved 8-20-24

Parallel Plane is an imaginary plane that is 35' above and parallel to the original native ground surface. No part of a building or structure, exclusive of the exceptions outlined below may break this plane.

Building height may be increased below the parallel plane by way of excavation, when starting a minimum of 20ft. horizontal from the side or rear property lines, as follows:
a. As to the portion of the building above the excavated area: 40ft. above finished floor for uppermost surface of eave/parapet;

*b. As to the portion of the building above the excavated area: 45ft. above finished floor for ridgeline of sloped roof with min. 3/12 pitch
The parallel plane may not be breached. Any exposed foundation resulting from this increase may not exceed 18 inches.*

CRCRC Approved 6-25-24

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.

SPECIAL EXCEPTIONS

CRCRC Approved 7-23-24:

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.

CRCRC Approved 8-20-24:

Flood Plain / Drainage Easements

Should some portion of the buildable area reside on or adjacent to 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.

RELATED APPROVALS

CRCRC Approved 8-20-24:

Foundation Height

Foundation exposure within public view from the right-of-way cannot exceed 6'

Foundation exposure within public view from the right-of-way must be screened such that viewable portion does not exceed 2.5 feet (30").

CRCRC Approved 8-20-24:

Side Yard Projections

Amend setback rules Sec. 107-76 as follows:

In a side yard of 12.5 feet or greater, other ordinary projections of building features typically used in residential building construction may extend into the required yard a maximum of two feet. Roof overhangs are excluded.

In no event shall any projection extend into a side yard of 10 feet or less excluding roof overhangs.