

Sec. 5.2.6 Building Height Limits

No structure shall exceed thirty-five (35) feet in height unless otherwise authorized under the district-specific provisions of Article 4:

(a) Height Measurement:

The maximum height of any building shall be measured as follows:

1. **Starting Point: Building height shall be measured from:**

A. a public sidewalk, alley, or other public way or space where the proposed building's street-facing façade ~~is~~ is within a 1050-foot horizontal distance of the lot's street frontage, ~~of an exterior wall on the front of the building;~~ or,

B. the average finished grade within a 10-foot horizontal distance of the building's street-facing façade where the proposed building is more than a 50-foot horizontal distance from the lot's street frontage, ~~all exterior walls of the building. In cases where a property line is within a 10-foot horizontal distance of an exterior wall, the average grade shall be measured between the property line(s).~~

B-C. For buildings on sloped sites, see additional measurement standards in (c) below.

2. **Ending Point: Building height shall be measured to:**

A. **Flat Roof:** the highest point of the decking of a flat or flat-topped mansard roof. A parapet no taller than four (4) feet shall not be considered part of a flat roof for the purposes of measuring building height;

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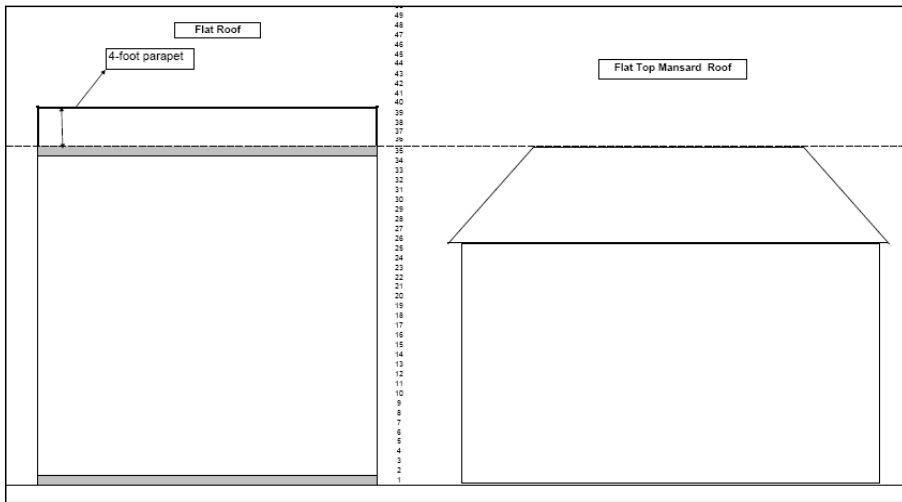
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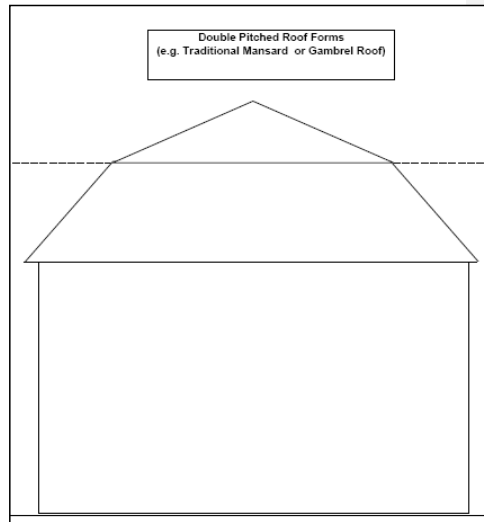
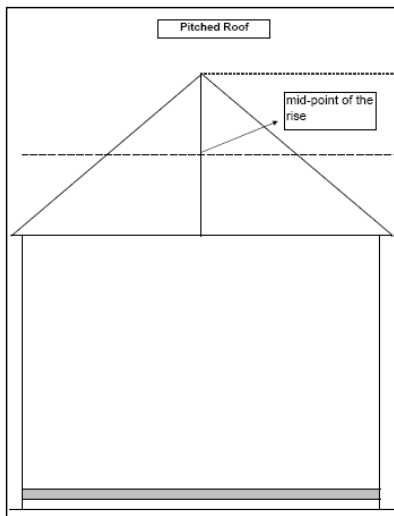
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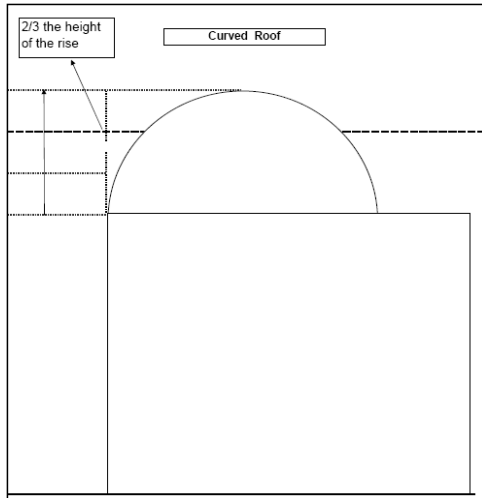


B. **Pitched Roof:** the midpoint of the rise between the roofplate and the ridge of the highest gable of a pitched or hipped roof. A double-pitched roof (e.g. gambrel or double-pitched mansard) shall be measured to the roofplate of the highest pitch; or,

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C. **Curved Roof:** a point two thirds (2/3) the vertical distance from the point at which an exterior wall varies from a 100% slope and to highest point of the roof.



D. **Other Roof Forms:** Building height shall be measured as determined by the administrative officer in a manner that most closely reflects the intent of subsections (a) through (c).

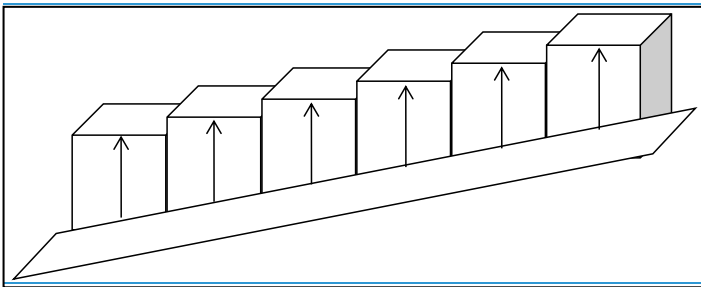
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(b) Buildings on Sloped Sites: Buildings on steep slopes shall reflect the pre-construction topography of the site by making use of opportunities to vary the building's height and roof forms relative to terrain changes as follows:

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1. When a site's topography is modified, the site shall be graded in such a way to avoid retaining walls or blank walls taller than 4 feet in height along a front yard, and taller than 8 feet in height along the rear or side yards.

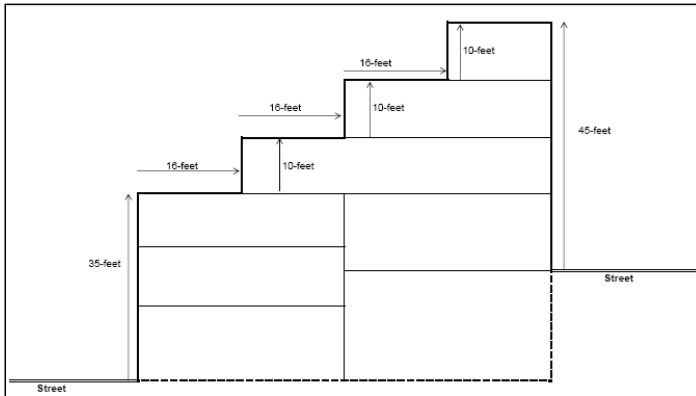
4.2. Measurement Interval: ~~To encourage a variation in building heights relative to terrain changes and encourage a variation in roof form,~~ Building height shall be measured along the street-facing façade, ~~beginning no less than 16 feet or more than 32 feet from lowest corner, or where two streets intersect if a corner lot, and at an intervals of no less than 32 feet or more than 65-feet for~~ along the entire length of the street-facing façade(s).



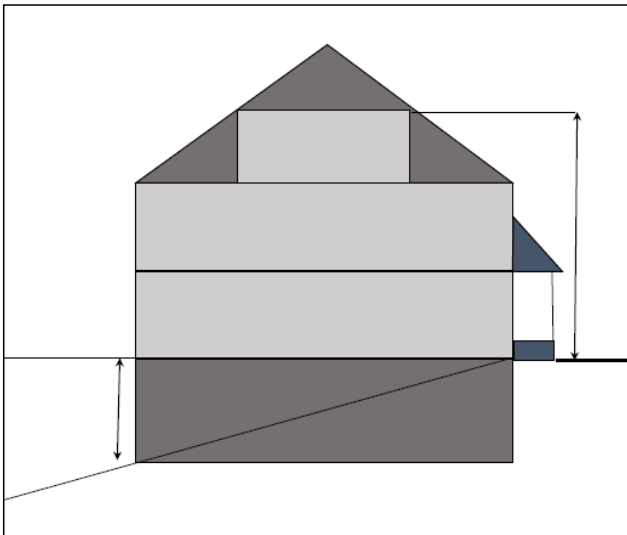
2-3. Lots Fronting on Two or More Streets: Where a lot, other than a corner lot, fronts on two or more streets, the building height shall be measured along each street-facing façade. Where the streets are at differing elevations, the building height may gradually increase above the maximum height allowed on the lowest street provided that any such additional height along the lowest street shall be set-back a minimum of 16-feet from the average plane of the building's street-facing façade below for every 10-feet of additional building height up to the maximum height allowed on the highest street.

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3.4. Where a Lot slopes downward and away from the street or other public space, the downhill portion of the building may not be more than one story or 12-feet greater than the specified maximum number of stories or building height in the district.



5. Where a Lot slopes upward and away from the street or other public space, the uphill portion of the building may increase by no more than one story or 12-feet greater than the specified maximum number of stories or building height in the district.

4.6. Illustration: To ~~illustrate~~ evaluate the height and bulk of ~~the~~ a proposed building structure in context with its surroundings, the ~~DRB~~ applicant may be required ~~the developer~~ to prepare a scale model, computer visualization,

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illustrations, or other renderings ~~of the proposed building in context with its surroundings.~~

(c) Exceptions to Height Limits

1. Additions and new construction on parcels created prior to January 1, 2008 that contain a non-conforming Principal Building exceeding the maximum permitted Building height may exceed the maximum permitted Building height of the zoning district subject to the design review provisions of Art. 3 and 6, but in no event shall exceed the height of the existing non-conforming Principal Building.
2. In no case shall the height of any structure exceed the limit permitted by federal and state regulations regarding flight paths of airplanes.
3. Ornamental and symbolic architectural features, including towers, spires, cupolas, belfries and domes; greenhouses, garden sheds, gazebos, rooftop gardens, terraces, and similar features; and fully enclosed stair towers, elevator towers and mechanical rooms, where such features are not used for human occupancy or commercial identification, are exempt from specific height limitations but shall be subject to the design review provisions of Art. 3 and 6. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building.
4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building

Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

5. All forms of communications equipment including satellite dish antennae shall not be exempt from height limitations except as provided in Sec 5.4.7 of this Article.
6. The administrative officer may allow for up to a 5% variation in the maximum building height to account for grade changes across the site. In no event however, shall such additional height enable the creation of an additional story beyond the maximum permitted.

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