16.11.126: MAXIMUM HEIGHT OF ALL PRIMARY BUILDINGS:

(1) No primary building located on a lot or parcel in any RA-5, RA-1, RE-43.0, RE-37.0, RE-25.0, RE-20.0, RE-17.5, RE-15.0, RE-12.5, R-1-10, R-1-7.5, R-1-5, R-2-10, Townhouse, or R-M District, such lot or parcel being and created after the effective date hereof, shall be constructed to a height greater than twenty five feet (25'), including the height of all roof mounted mechanical and ancillary equipment, and including, but not limited to, towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls. Additional height restrictions and architectural restrictions may apply in accordance with section 16.11.134 Grading and Drainage for lots that abut existing developments that lie downhill from the new development. Maximum height of al attached garages and carports is 20 feet for flat roofs and 22 feet for sloped roofs.

(2) No primary building located on a lot or parcel in a Sensitive Lands Overlay District (SL) shall be constructed to a height greater than eighteen feet (18'), including the height of all roof mounted mechanical and ancillary equipment, and including, but not limited to, towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls.

(3) No primary building located on a lot or parcel in any CN, C-1, RC, RMU, or CLM District shall be constructed to a height greater than thirty five feet (35'), including the height of all roof mounted mechanical and ancillary equipment, and including, but not limited to, towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls.

(4) The height of all accessory buildings shall comply with the requirements of chapter 12 of this title.

(5) Maximum height of all buildings and structures shall be measured to the highest point of the building from the natural or finished grade, whichever is lower, unless a higher finished grade is required by the City for proper drainage in which case it will be measured from the finished grade.

(a) Exception: Where there is a variation in the grade on a lot or parcel, the building height may be measured from the "average grade" height as measured between the "upper grade" and the "lower grade" with the following restrictions (see illustration):

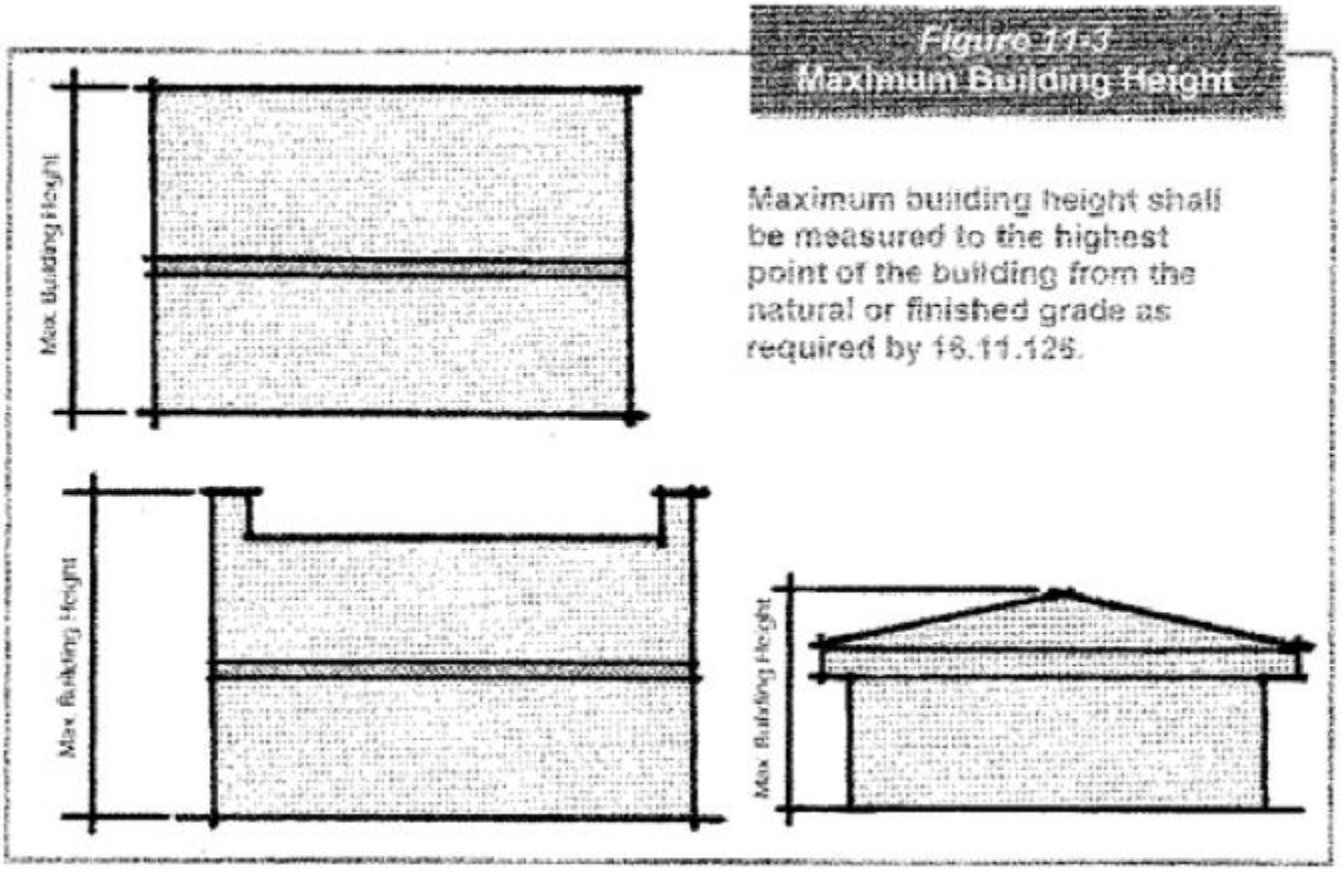
(i) The highest point on a building or structure, as defined in this section, shall not exceed the maximum allowed height as measured from the "average grade".

(ii) The top of the concrete foundation wall shall not exceed eighteen inches (18") above the "upper grade" level.

(iii) The structure shall be limited to a maximum of one (1) story above the foundation.

(iv) The rear yard setback shall be increased one hundred percent (100%) when the rear yard is located on the perimeter of the subdivision or is adjacent to a minor or major arterial or collector street.

(v) The maximum variation allowed between "upper grade" and "lower grade" is ten feet (10') (figure 11-3 of this section).



(Ord. 2009-09, 2009; amd. Ord. 2013-09, 2013; Ord. 2014-05, 2014; Ord. 2017-06, 2017; Ord. 2020-16, 12-3-2020)

16.11.127: EXCEPTIONS TO MAXIMUM HEIGHT LIMITATIONS:
The requirement for maximum building height shall not apply to:

(1) Flagpoles.

(2) All primary buildings for which a special exception to the allowed maximum building height has been approved by the City Council, as provided by chapter 28 of this title. (Ord. 2005-13, 2005)

16.11.128: BUILDABLE AREA:

The buildable area for all accumalitive structures are regulated by the size of the parcel and is limited to a percentage of total square footage of the property.

See table 16.11.128

Square foot of lot	Percent coverage allowed
0-19,999	90%
20,000-25,000	50%
25,001-30,000	45%
30,001-35,000	40%
35,001-40,000	35%
40,001 and greater	30%

Lot's in the RE-17.5 Zone and zones that are more dense can use the 0-20,001 lot coverage percentage.

Renumber below