

**SUBJECT:** Proposed text amendment for §1401-01-H. Height, § 1401-01-H1. Height, Building.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on a text amendment related to the definition of Height.

**PROPOSED TEXT AMENDMENT:**

**§ 1401-01-H. Height.**

“Height” means the vertical dimension as determined in §1400-27-H. Height measured from finished grade, unless otherwise specified.

~~§ 1401-01-H1. Height, Building. (\*revised 7/22/05 by Ordinance #247-2005)~~

~~“Building height” is measured from the established grade in the front of the lot or from the average natural grade at the building line, if higher to the top of the cornice of flat roofs, or to the deck line of a mansard roof, or to the mid-height of the highest gable or dormer in a pitched or hipped roof, or, if there are no gables or dormers, to the mid-height of a pitched or hipped roof.~~

**JUSTIFICATION:**

As §1401-01-H is currently written, the finished grade could be substantially higher than the existing grade. This has created negative impacts for certain neighborhoods. However, in researching this issue the ZTAC determined that the Measurements section of the Zoning Code and specifically §1400-27-H. Height clearly explains how the height of buildings and structures is to be measured. Therefore, the definition section (§1401-01-H) should reference the Measurement section of the Code. Section 1401-01-H1 should be deleted from the Definition section because it is a regulation and is already covered in the Measurement section of the Code.

**PUBLIC STAFF CONFERENCE:**

The Planning Division staff held a public conference on this Zoning Text Amendment on Tuesday, August 14, 2007. Those in attendance were not opposed.

**RECOMMENDATION:**

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

**APPROVED:**

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Margaret A. Wuerstle, AICP, Chief Planner  
Department of Community Development & Planning

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4/12/07 and 7/26/07  
Amendment Committee