

# Proposed Code Amendment Title 21, *Land Development Code*

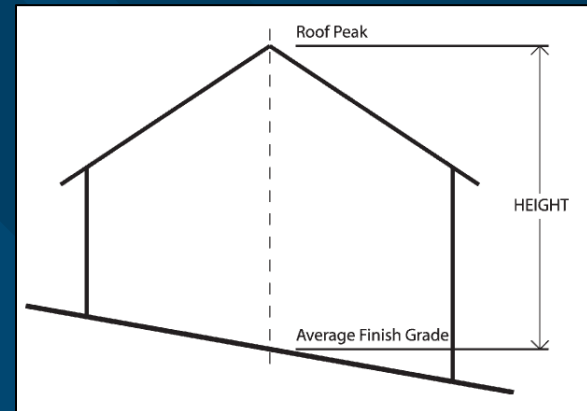
## Applicant

- Jeff Knighton of Knighton Architecture, representing Dave Hunt (property owner)

## Proposal

- Allow a 35-foot maximum building height where the predominant slope on the lot is 30% or greater and measured from the *natural grade* rather than the finished grade.

# Existing Code for Building Height in Residential Zones



- Maximum building height for the primary dwelling is 35 feet.
- Building height is the “*vertical distance from the average finished grade surface of the building to the highest point of the coping of a flat roof, to the top of a mansard roof, or the top of the ridge for a gable, hip, or gambrel roofs.*”

# Proposed Code Amendment Alternative Method of Measuring Building Height on Steep Slopes

- Applicable to residential properties where the “*predominant slope within the building envelope is 30% or greater.*”
- Alternative method for measuring building height is optional for the applicant.
- Maximum building height for habitable portions of the dwelling to be 35 feet, measured from the *existing/natural grade.*





# Issues Related to the Proposed Code Amendment

- **Taller Homes:** The proposed method of measuring building height would enable taller homes to be constructed in steep slope areas than is currently allowed.
- **Inequity:** The applicant would be able to have a taller building, while existing homeowners have not been allowed to use the same methodology for measuring building height.

# Issues Related to the Proposed Code Amendment

- **Inconsistent Enforcement:** Previous cases where a new home was being constructed taller than the code allows have been required to physically correct the situation to meet code.
- **Revisions Required:** Significant changes to the code language are needed to implement the concept of this proposal.

# Planning Commission Recommendation



Both Staff and the Planning Commission are forwarding a *negative recommendation* to the City Council to amend Title 21, of the Sandy Municipal Code, relating to building height based on the analysis and findings in the staff report.

~End~