

Section 4 - Regulations Applying to All Lots

4.12 *[add]* Height of Buildings and Structures

4.12.1 The height of a building shall not exceed 35 feet. In buildings with steeply pitched roofs in which there is no occupancy above 35 feet, the building height may not exceed 45 feet.

4.12.2 Structures on the roof of a building such as spires, chimneys, cupolas, rooftop solar collectors, domes and belfries may extend up to 45 feet from the average finished grade. Rooftop antennae may extend to 47 feet. [24 V.S.A. §4412 (6 and 8A)]

4.12.3 All single-family and two-family dwelling uses buildings which do not require a construction permit from the Vermont Division of Fire Safety must include an egress window with a lower sill or threshold that does not exceed 32 feet from adjacent finished grade, and meet all applicable municipal and state fire safety codes.

4.12.4 All single-family and two-family dwelling uses buildings which do not require a construction permit from the Vermont Division of Fire Safety shall have at least one point where the threshold of the roof is no higher than 32 feet from the adjacent finished grade to allow for ladder access to the roof by fire and rescue personnel.

4.12.5 For all Conditional Use and Site Plan Review applications, applicants must consult with the Richmond Fire Department prior to applying. All Conditional Use and Site Plan Review applications must include a letter of recommendations from the Richmond Fire Department. The DRB shall take into consideration the recommendations the Richmond Fire Department in its review. Permit conditions may include recommendations from the Richmond Fire Department, so long as the recommendations promote the health, safety and general welfare of the inhabitants of the Town of Richmond.

4.12.6 Farm accessory buildings are exempt from the 35-foot height restriction, providing there is no habitation above 35 feet.

4.12.7 The height of wireless telecommunication facilities other than rooftop antennae shall be governed by section 6.12 of these regulations and 24 VSA S. 4412 (8B and C).

[the new section 4.12 will be referenced to replace all mentions of height in "Dimensional Limitations for Structures" in all the specific zoning districts including the pending JCZD]