

RZR proposed amendments – height of buildings and structures for PC 1-8-20

Section 7 - Definitions

Height [*replace existing*]

Height, of a building -- the vertical distance measured from the average elevation of the finished grade of ~~the ground adjacent to~~ the building to the highest point of the roof.

Height of a structure – the vertical distance from the average finished grade or the base of the structure, whichever is lower, to the highest point of the structure.

Section 4 - Regulations Applying to All Lots

4.12 [*add*] Height of Buildings and Structures

4.12.1 For the purposes of this section, “adjacent finished grade” shall refer to the grade at a point five (5) feet from the base of the building.

4.12.2 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.

4.12.3 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. [24VSA S. 4412 (6 and 8A)]

4.12.4 All dwelling units or commercial spaces in which people live or work shall be provided with an egress window whose lower sill or threshold shall not exceed 32 feet from the adjacent finished grade and must meet all applicable municipal and state fire safety codes.

4.12.5 All structures 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.

4.12.6 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).

4.12.8 The height of renewable energy generating facilities other than rooftop solar collectors, such as wind turbines and ground-mounted solar collectors, shall be governed by section 6.13 of these regulations. [*section 6.13 is under development*]

[*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*]