



COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Maximum Height Limit for Single Family Dwelling
- Issue:** May the maximum height limit for any portion of a single family dwelling be increased by a Director exception to the height limit?
- Reference:** Section 18.30.090 (Height Measurement and Height Limit Exceptions)
- Policy/Procedure:** Section 18.30.090(B)(2) states that no portion of a single family dwelling shall exceed a height greater than 10 feet above the standard established by the zoning district. Section 18.30.090(D) authorizes the Director to approve in certain situations exceptions to the height limits for single family dwellings. However, it is not clearly stated whether this exception is to the average height limit established by the residential general development standards and/or the maximum height limit established by Section 18.30.090(B)(2).

The Director may authorize the following exceptions to the height limits for single family dwellings:

- On building sites less than 25% slope, the Director may approve an average height limit not to exceed 38.5'.
- On building sites with slopes greater than 25%, the Director may approve an average height limit not to exceed 44'.
- No portion of a single family dwelling shall exceed a height greater than 10 feet above the average height limit approved by the Director. For example, if the Director approves an average height limit of 37', no portion of the single family dwelling may exceed 47'.

All provisions of the exception standards (required findings, notification, etc.) are still applicable.

Effective Date: July 9, 2001

Approved by: _____
Tony Lashbrook, Director