

Section 122-1149. Height.

- (a) The term “building height” as used in the land development regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building.
- (b) Height limitations contained in the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division shall apply to all construction unless otherwise stated herein below and/or in section 122-1151.
- (c) These height regulations may be waived subject to the variance criteria found in section 90-391 in order to accommodate nonhabitable hardware and utility structures typically associated with the principal structure, including spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy or use.
- (d) Flood Protection Building Height Exception: An exception to the building height regulations as referenced in subsection (b) above may be permitted in cases where a building is raised above ground to meet or exceed FEMA established base flood elevation levels under the following conditions:
1. Only the equivalent measure of distance from the existing ground level, prior to infill, to the required base flood elevation of the building, and up to a maximum of four (4) feet above the base flood elevation, may exceed the building height regulations.
 2. No exception shall result in a building height that would exceed 40 feet.



PANEL
12087C1504K
eff. 2/18/2005

PANEL
12087C1508K
eff. 2/18/2005

PANEL
12087C1509K
eff. 2/18/2005

PANEL
12087C1528K
eff. 2/18/2005

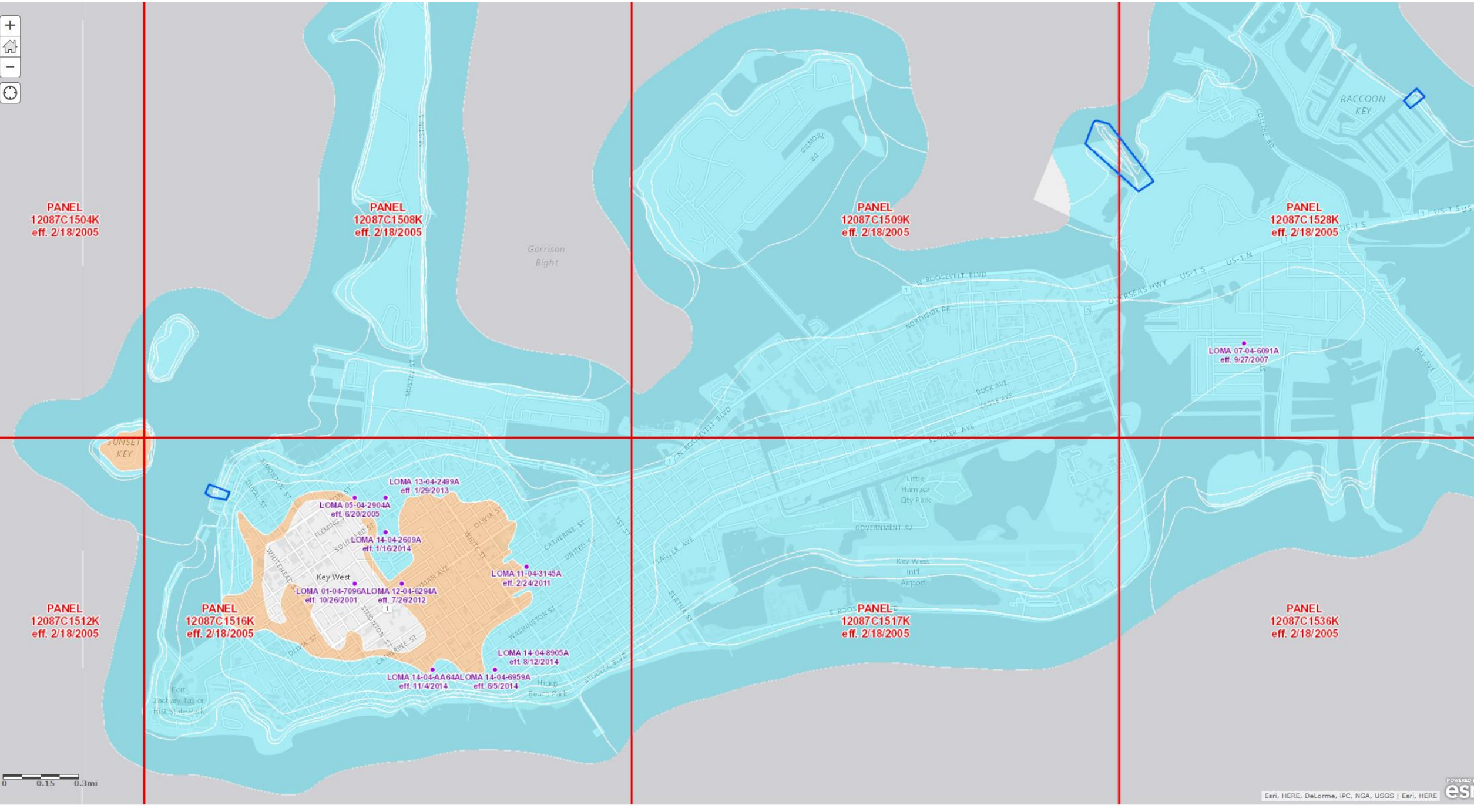
PANEL
12087C1512K
eff. 2/18/2005

PANEL
12087C1516K
eff. 2/18/2005

PANEL
12087C1517K
eff. 2/18/2005

PANEL
12087C1536K
eff. 2/18/2005

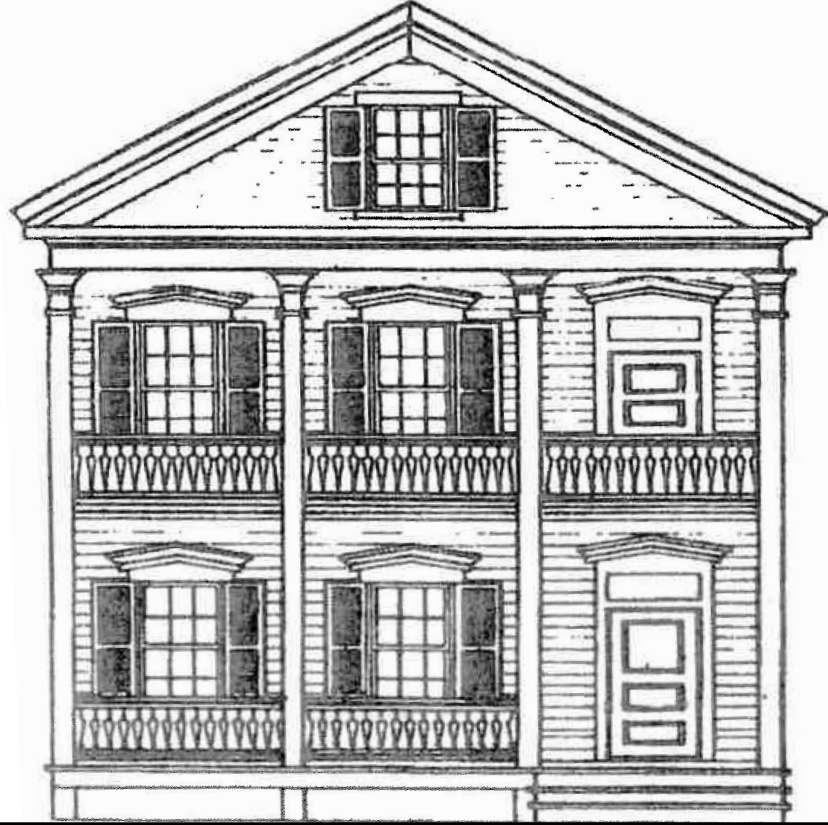
0 0.15 0.3mi



BUILDING HEIGHT MEASUREMENT

Maximum building height

Where grade is above COR



Existing Grade

Crown of Road



BUILDING HEIGHT MEASUREMENT

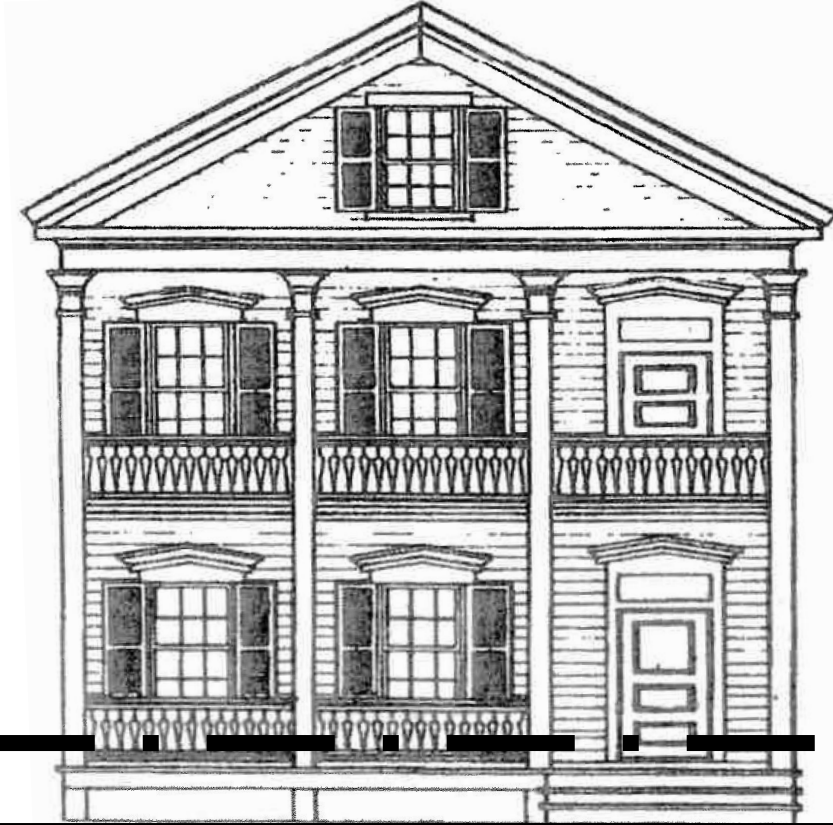
Maximum building height

Where grade
is below COR

Building height measurement

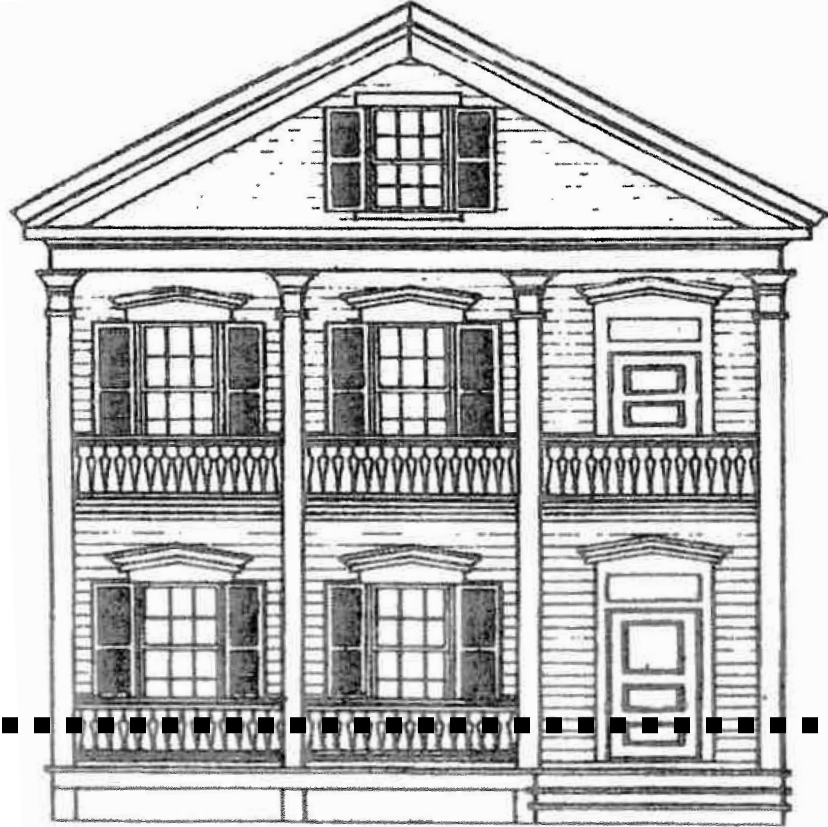
Crown of Road

Existing Grade



BASE FLOOD ELEVATION (BFE)

Maximum building height



Base Flood Elevation (BFE)

Existing Grade

Crown of Road



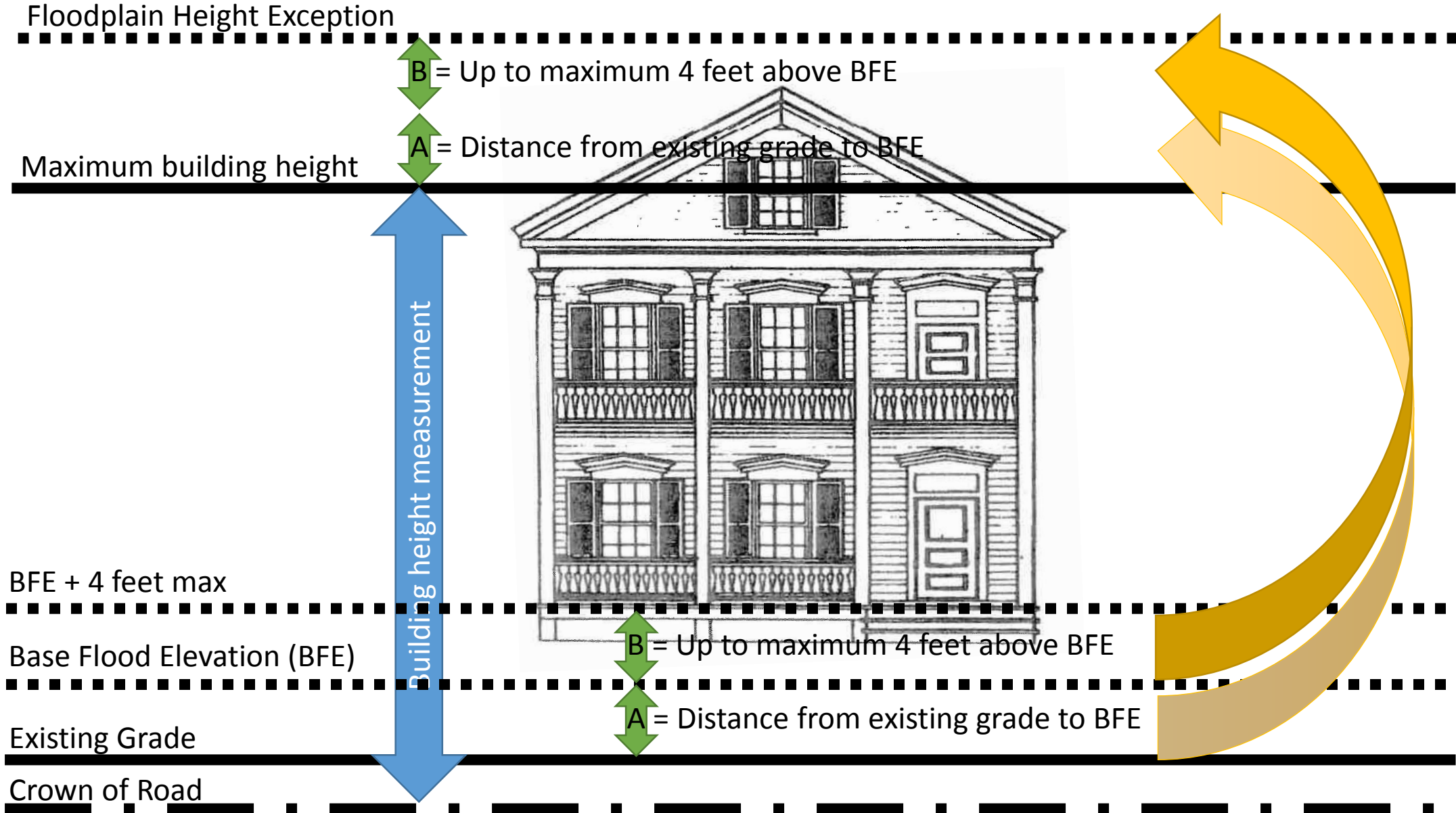
BASE FLOOD ELEVATION (BFE)



FLOODPLAIN HEIGHT EXCEPTION: PART A

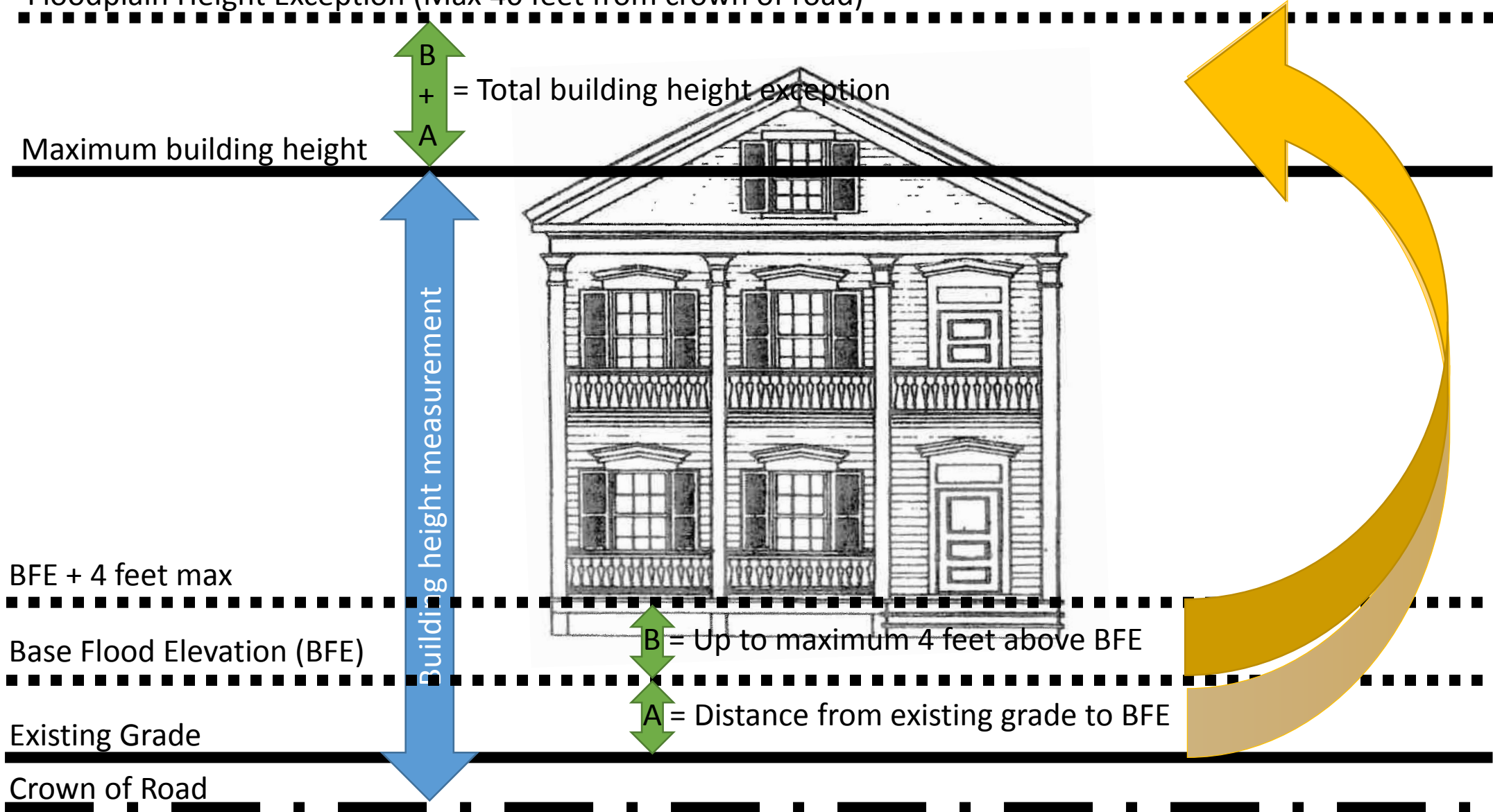


FLOODPLAIN HEIGHT EXCEPTION: PART B



FLOODPLAIN HEIGHT EXCEPTION: A + B

Floodplain Height Exception (Max 40 feet from crown of road)



FLOODPLAIN PROTECTION HEIGHT EXCEPTION

Floodplain Height Exception (Max 40 feet from crown of road)

Maximum building height

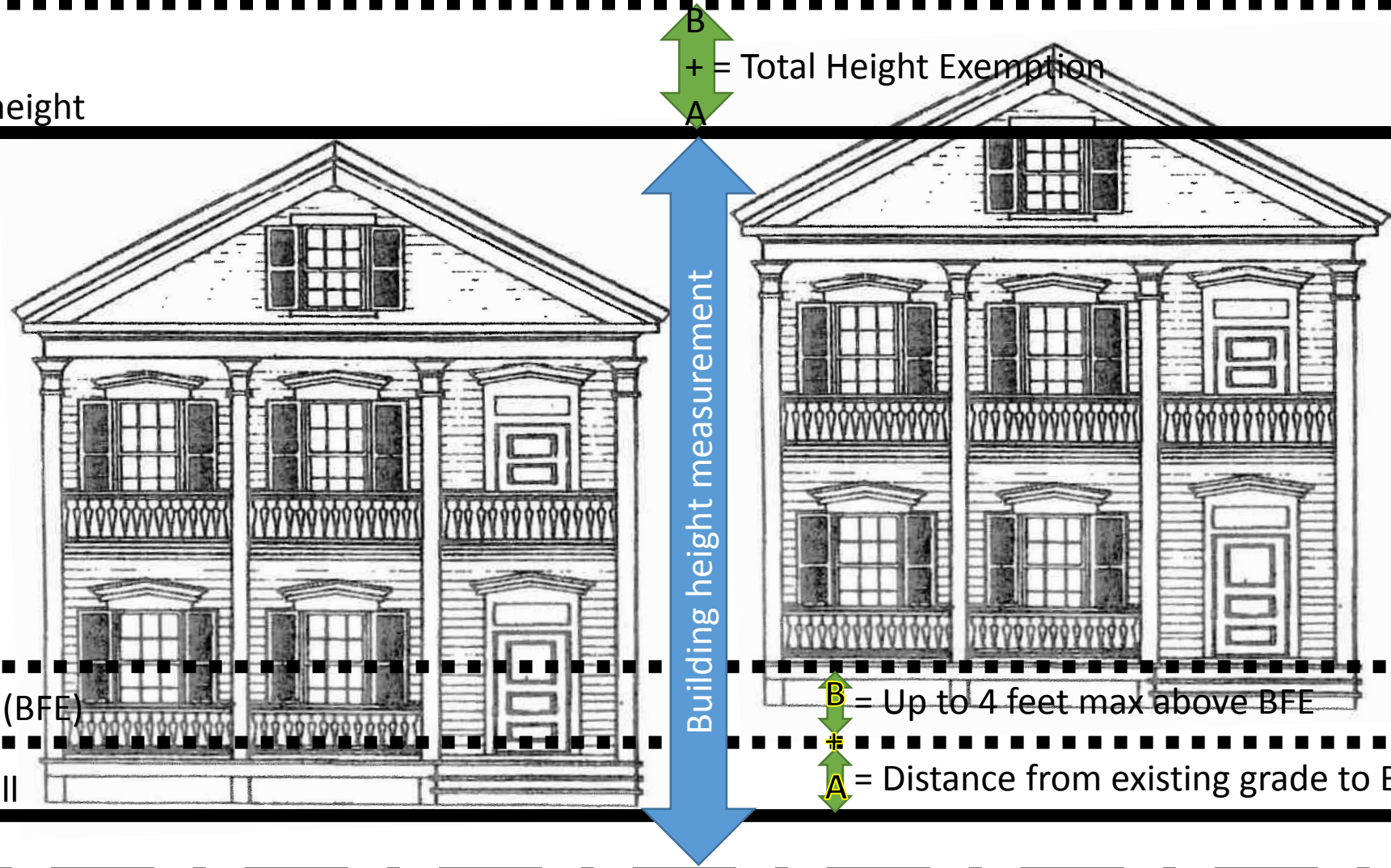
Where grade is above COR

BFE + 4 feet max

Base Flood Elevation (BFE)

Existing Grade, Pre-Fill

Crown of Road



FLOODPLAIN PROTECTION HEIGHT EXCEPTION

Floodplain Height Exception (Max 40 feet from crown of road)

Maximum building height

Where grade is below COR

BFE + 4 feet max

Base Flood Elevation (BFE)

Crown of Road

Existing Grade, Pre-Fill

