

CHAPTER 1151
Height Requirements

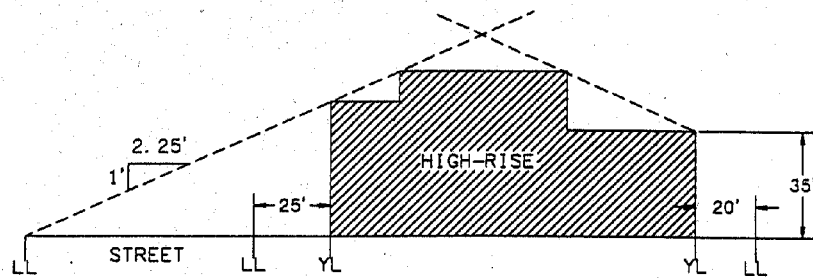
1151.01 General requirements.

1151.02 Height exceptions.

1151.01 GENERAL REQUIREMENTS.

The following maximum height requirements shall apply to the development of a principal building on a lot.

- (a) Except as otherwise provided, the height shall be as follows:
 - (1) Residential low-rise buildings: 35 feet
 - (2) Residential high-rise buildings: according to the requirements of Subsection 1151.01(b)
 - (3) Commercial buildings in R, CO-1 and CN-1 districts: 35 feet
 - (4) Commercial buildings in CC-2 and CI-1 districts: 35 feet
 - (5) Commercial and manufacturing buildings in all other districts: not applicable
 - (6) All buildings in the DMC district: according to the requirements of Subsection 1151.01(b)
(Ord. 06-91. Passed 3-14-06.)
- (b) For all buildings for which a height is required, the maximum height may be increased, provided no portion of the building shall project through imaginary planes leaning inward at a 24 degree angle from horizontal and commencing 35 feet above ground level at the yard lines. (See illustration below.) This angle represents an increase of one (1) foot of height for each two and one-quarter (2.25) feet of horizontal distance perpendicular to the lot lines. Where existing land abutting the lot is developed or preserved with permanent open space (such as street right-of-way), the imaginary plane may commence from the opposite side of the open space at ground level. This subsection need not apply to that side of a building along the boundary of another district which permits buildings to be higher than 35 feet.



1151.02 HEIGHT EXCEPTIONS.

The following structures or parts thereof shall be exempt from the general height limitations set forth above.

- (a) In all districts, the following structures shall be exempt:
 - (1) Chimney or flue.
 - (2) Church spire.
 - (3) Cupola, dome, skylight or other similar roof protrusion not used as habitable floor space.
 - (4) Electronic receiving antenna.
 - (5) Farm structure, including a barn, silo, storage bin or similar structure when associated with a farm.
 - (6) Flag pole.
 - (7) Parapet or fire wall extending not more than three (3) feet above the permitted height of the building.
 - (8) Pole, tower or similar structure necessary for essential services.
 - (9) Roof structure, including elevator bulkhead, stairway, ventilating fan, cooling tower or similar necessary mechanical and electrical appurtenance required to operate and maintain the building.
- (b) In the C and I districts, the following structures shall be exempt:
 - (1) Radio and television tower.
 - (2) Storage tank.