

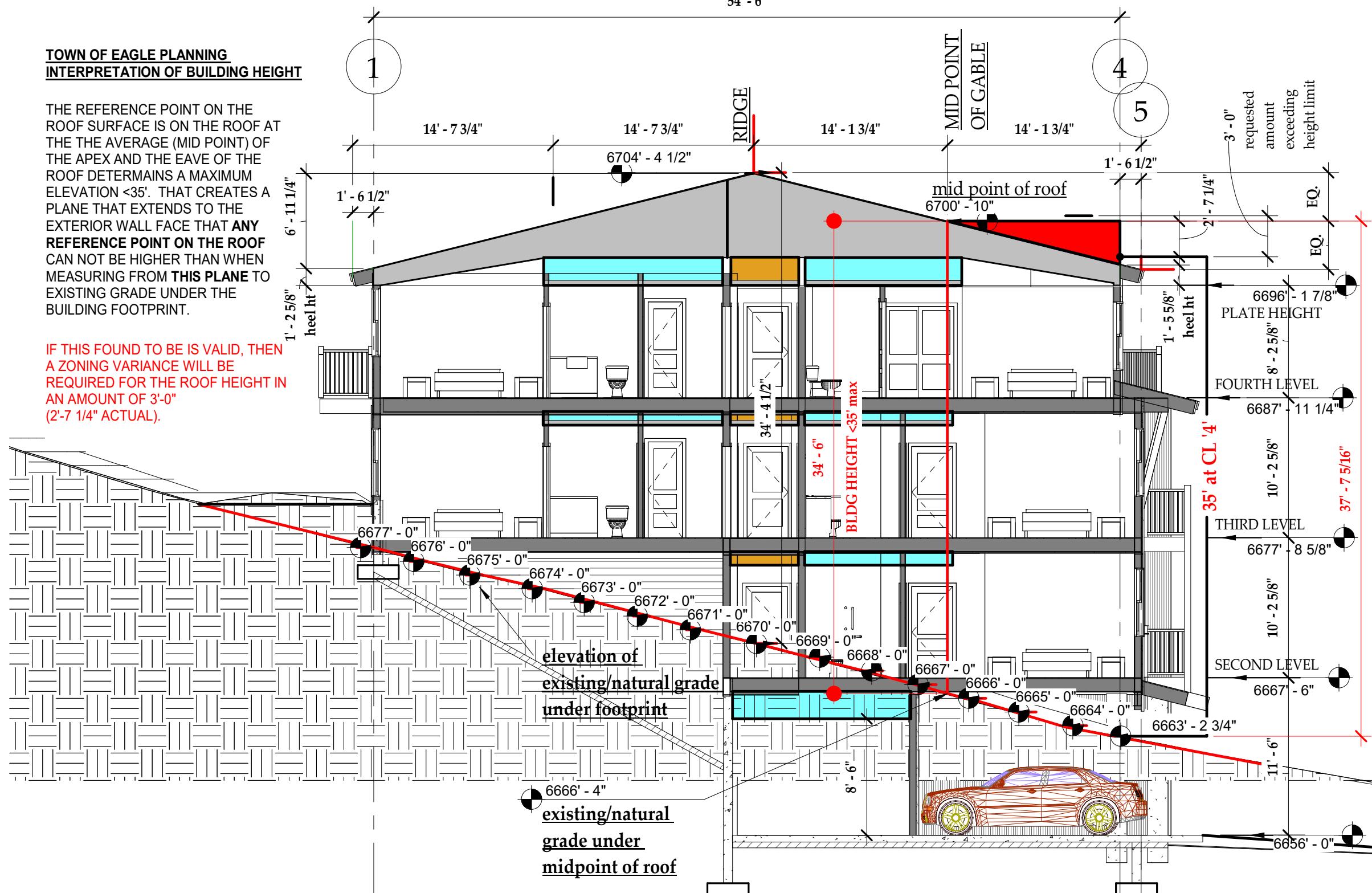
Building height. The maximum height allowed is 35 feet to any point on the building except in the Broadway District (see Section 4.07.022) and as further defined below:

On a flat or shed roof, any selected reference point on the roof surface that sits directly above the interior of the building must be measured from existing grade to the highest point of the roof structure. On a gable, hip, or gambrel roof, any selected reference point on the roof surface that sits directly above the interior of the building must be measured from the existing grade to the average distance between the eaves and the apex of the roof. If the selected reference point is outside of the building footprint (such as eaves and overhangs) then the height measurement is from the existing or proposed finished grade whichever is more restrictive. Existing grade is defined as the natural topography that exists prior to any improvements being made. Finished grade is the final elevation of the surface material that adjoins the building. Parapet walls may exceed applicable Zone District height limitations by four feet. Stacks, vents, cooling towers, elevator structures and similar mechanical equipment and spires, domes, cupolas, towers and similar non-inhabitable appurtenances may exceed applicable Zone District height limitations by up to 30 percent.

TOWN OF EAGLE PLANNING
INTERPRETATION OF BUILDING HEIGHT

THE REFERENCE POINT ON THE ROOF SURFACE IS ON THE ROOF AT THE THE AVERAGE (MID POINT) OF THE APEX AND THE EAVE OF THE ROOF DETERMINES A MAXIMUM ELEVATION $<35'$. THAT CREATES A PLANE THAT EXTENDS TO THE EXTERIOR WALL FACE THAT ANY REFERENCE POINT ON THE ROOF CAN NOT BE HIGHER THAN WHEN MEASURING FROM THIS PLANE TO EXISTING GRADE UNDER THE BUILDING FOOTPRINT.

IF THIS FOUND TO BE IS VALID, THEN A ZONING VARIANCE WILL BE REQUIRED FOR THE ROOF HEIGHT IN AN AMOUNT OF 3'-0" (2'-7 1/4" ACTUAL).



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BUILDING SECTION AT BLDG HEIGHT PER TOE PLANNING

1/8" = 1'-0"

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