

- 1 E. Building Height Limit.
- 2 1. Maximum Building Height. No building shall exceed 30 feet in height above the average building
- 3 elevation to the highest point of the roof.
- 4 2. Maximum Building Height on Downhill Building Facade. The maximum building facade height on
- 5 the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height
- 6 shall be measured from the existing grade or finished grade, whichever is lower, at the furthest
- 7 downhill extent of the proposed building, to the top of the exterior wall facade supporting the
- 8 roof framing, rafters, trusses, etc.
- 9 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and
- 10 fireplaces, solar panels, and other similar appurtenances may extend to a maximum of five feet
- 11 above the height allowed for the main structure in subsections (E)(1) and (2) of this section;
- 12 provided:
- 13 a. Solar panels shall be designed to minimize their extension above the maximum allowed
- 14 height, while still providing the optimum tilt angle for solar exposure.
- 15 b. Rooftop railings may not extend above the maximum allowed height for the main structure
- 16 if the following criteria are met:
- 17 (i) The subject lot is constrained by watercourses, wetlands, and associated buffers or
- 18 steep slopes and the unconstrained lot area is less than the total square footage of the
- 19 lot coverage allowed by this chapter plus 2,000 square feet.
- 20 For example, a lot with a net lot area of 10,000 square feet at a 20% slope would be
- 21 allowed 3,500 square feet of lot coverage. If 6,000 square feet of the lot were wetland,
- 22 watercourse and associated buffer or steep slope, the unconstrained lot area of this lot
- 23 would be 4,000 square feet. A rooftop railing above the height limit would be allowed in
- 24 this scenario, because the total of the 3,500 square feet of lot coverage plus 2,000
- 25 square feet is 5,500 square feet, which is greater than the unencumbered area of 4,000
- 26 square feet.
- 27 (ii) The proposed railing is no taller than the height required by the Washington State
- 28 Amendments to the International Residential Code as adopted by the City.
- 29 (+)(iii) Rooftop railings shall be designed so that at least 80 percent of the railing is
- 30 open area.