



Legislation Text

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TO: Chair and Planning Commission Members

FROM: Paul Mood, Town Engineer

DATE: September 15, 2020

DEPARTMENT: Engineering Department

AGENDA TITLE:

Discussion of Building Pad Heights for Non-Hillside Lots

SUMMARY STATEMENT:

At the May 14, 2020 and June 25, 2020 Town Council Work Studies, staff presented material regarding building pad heights on non-hillside lots which is one of the more frequent development related questions associated with new construction. When vacant lots are developed, or existing properties redeveloped building pad heights and overall allowable structure heights are often questioned by surrounding property owners.

Town Code Section 5-10-5, B,2, a states that *"The building pad shall not exceed two (2) feet in height except where required to protect the building against flooding, in which case the pad shall be one (1) foot above the water surface elevation of the 100-year event"*.

This section of the Town Code does not state where the height of the building pad shall be measured from and is open to interpretation. Historically, staff has interpreted the height of the building pad to be taken from the "natural grade" of the lot. This can create a situation where the building pad is not level. In order to get a level building pad, developers may add non-earthen material such as slurry, a thickened concrete pad or use stem walls and a framed floor to create a level building area. If these construction methods are used to create a level building surface it does not change the elevation of the "lowest natural grade" from which the overall height of the structure is measured from.

Information was presented at the Town Council Work Studies regarding information on surrounding municipal codes related to building pads and residential structure heights, visual impacts to properties and potential code amendments to require residential properties to more closely follow the contour of the lot for non-hillside properties. Information related to the unrestricted fill heights for landscaped areas was also presented. Based on the presentation and discussion, staff was asked to prepare a list of items to discuss with the Planning Commission to determine if any recommend Town Code edits are warranted for future Town Council consideration. These items include:

1. Should there be a limit on building pad height
2. Should there be a limit on finished floor height

3. Should there be a limit on fill height outside of building pad area
4. Update and/or add Definitions in Town Code Article 5-10, Development
5. Impacts to drainage
6. Impacts to surrounding properties
7. Requirement and timing of finished floor elevation certificate
8. Requirement and timing of building height elevation certificate
9. Process for feedback from residents and development community

ATTACHMENT(S):

- A PowerPoint Presentation
- B Town Code Article 5-10, Development