



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Requested Interpretation		Case Number
UDO Sec 1.5.7.A defines BUILDING HEIGHT as "measured from average grade in both number of stories and feet to the TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF,..." 2.2.7.D is the code with which we have been deemed non-compliant. It addresses maximum allowed wall height and DOES NOT REFERENCE GRADE.		UI-3-17
Site Address/PIN: 3109 Devonshire Dr. Raleigh NC 27607		
Date Submitted: 3/2/17	Date Issued: March 7, 2017	Code Sections Affected: 1.5.7.A and 2.2.7.D

STAFF ANALYSIS

In drafting this response staff believes that the question being asked by the applicant is how wall height is determined in relation to Section 2.2.7. This section of the UDO (2.2.7) regulates the maximum wall height of a building. The UDO contains a few sections that relate to building height.

Section 1.5.7 contains the regulations for determining building height. Building height refers to the total height of the building from the average grade to the top of the highest point of the roof. This section contemplates measuring height on sloping lots and on lots with no grade change. Wall height is a portion of the overall height.

Section 2.2.7 establishes the regulations for residential infill construction. These regulations require an additional standard for wall height, provided the site qualifies as infill in accordance with section 2.2.7.B. This section requires a maximum wall height of 22 feet at the minimum setback line. The wall height can increase by one foot for each foot of side yard setback added. The wall height can be taller if the properties immediately adjacent have taller walls.

STAFF INTERPRETATION

The UDO provides the regulations that describe how wall height is measured. Since wall height is a portion of building height the same methodology described in section 1.5.7 would be used to determine wall height. The methodology used to determine wall height is described in Section 1.5.7; staff uses item A.3, 4, and 5 as the methodology to determine wall height. These sections reference using the average of front and rear wall planes at grade as the starting point as to how wall height is measured.

Therefore, the height of a wall shall be measured in the same fashion as the height of a building. The maximum wall height as specified in the UDO is 22-feet and the method of determining the wall height is based upon the average the of the front and rear wall planes at grade.

SIGNATORY



Travis R. Crane, Planning and Zoning Administrator