

Height Definition Changes **Draft Legislation**

This draft legislation addresses the following Infill Task Force recommendations:

- Identify height measurement for all roof types (A.3.)
- Measure height from existing grade (A.2.)

2-154 Height of building. The vertical distance measured from average finished grade to the highest point of the building, except that:

(A) Gable or hip roof.

(1) In the case of a gable or hip roof, height shall be measured to the midpoint between the eaves and the ridge.;

(B2) For purposes of establishing the setback ratio on the gable end of a building with a gable roof, height shall be measured to the midpoint between the eaves and the ridge.;

(B) Gambrel roof.

(1) In the case of a gambrel roof, height shall be measured to the midpoint of the upper slope of the roof.

(2) For purposes of establishing the setback ratio on the vertical end of a building with a gambrel roof, height shall be measured to the point where the upper slope and the lower slope of the ridged roof meet.

(C) Mansard roof. In the case of a mansard roof, height shall be measured to the roof line.

~~(C)~~(D) In the case of a flat roof with a parapet wall which is three feet in height or less, the highest point shall be the roof line;

~~(D)~~(E) In the case of a building with ten feet or less horizontal distance between the building setback line and the right-of-way line, height shall be measured from the average finished grade or the curb grade, whichever is less; ~~and~~

(F) For the purposes of determining building height and establishing the setback ratio, at no point may the finished grade be higher than the pre-construction grade; and

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| (~~EG~~) For treatment of chimneys, flagpoles, steeples, antennas and mechanical penthouses, see section 6-403.