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Requested Interpretation		Case Number
How is wall height for side setback plan measured when the Side Gabled roof is wider than 30 feet? If the front wall plane is longer than 30 feet is the side wall height measurement to the peak of the gable?		UI-06-2017
Site Address/PIN: NA		
Date Submitted: May 11, 2017	Date Issued: May 30, 2017	Code Sections Affected: 2.2.7.D.1

STAFF ANALYSIS

The UDO contains regulations related to residential infill construction. One of these regulations specifies the maximum amount of gable roof width on a side-gabled house. This would introduce the topic. I like to use this section of the document to explain the regulations. The measurement of wall height for a side gabled roof on a structure is determined by the length of the gable from the front to rear. This is based on the total width of the gable not including any exterior architectural features. If an architectural feature makes the cornice or other aspect of the gable appear to be less than 30 feet, that feature is does not reduce the exterior measurement of the gable. The maximum length of the side gable cannot exceed 30 feet. The 30 feet measurement is taken from the exterior foundation wall across the length of the gable and extends along the vertical exterior walls where they intersect with the roof and/or eave. The maximum side wall height along this wall plane is 22 feet. The side wall height may increase one foot for each additional foot of setback from the side setback line.

STAFF INTERPRETATION

The applicant has asked specifically about the "front wall plane" and how that is measured. It would be helpful to explain that the "front wall plane" is the front of the house. The front wall plane is not the element that cannot exceed thirty feet in length – see the application for code interpretation. Rather, the measurement of the side gable begins at the front wall plane, and the thirty feet is measured back toward the rear of the house. I think it is important to make that clear. The UDO states "A side gabled roof structure may extend above the side setback plane on each side of the building for a total length of not more than 30 feet on each side measured from the front wall plane." The front wall plane is on the exterior of the house and does not make an allowance for an architectural feature that attempts to reduce the visual impact of length of the wall plane. Therefore it is evident that the gable cannot exceed 30 feet from the front wall plane. Additionally, the UDO states, "The maximum allowed wall height adjacent to the side property line is 22 feet...." Therefore, the side wall height along this gable cannot extend beyond 22-feet when measured from the average grade along the side of the structure. If the gable exceeds 22 feet that portion of the gable is not part of the side wall height. The triangular portion of the gable may extend beyond 22 feet provided the peak of the gable does not exceed the building height maximum. Each side of the structure has to use the average grade along that side to determine the maximum wall height for that particular side.

SIGNATORY



Gary D. Mitchell, Planning & Zoning Administrator