



Increasing Single-Family Height Limits from 30 to 35 Feet

City Council
April 13th, 2006



Why a Residential Height Increase?

- Supports re-development of Northglenn homes
- Provides opportunities for architectural diversity and unique design
- Matches better with 2003 International Building Code (IBC)



Didn't We Already Do This?

- Architectural Design Standards
 - Dec. 2004, Desire for new standards (CB 1502)
 - Jan. 2005, CB 1502 would repeal 11-7-10 (Tabled)
 - Sep. 2005, Issues with new standards (CB 1451)
 - Nov. 2005, No net effect on 11-7-10 standards
 - Feb. 2006, Height limit increase (topic approach)

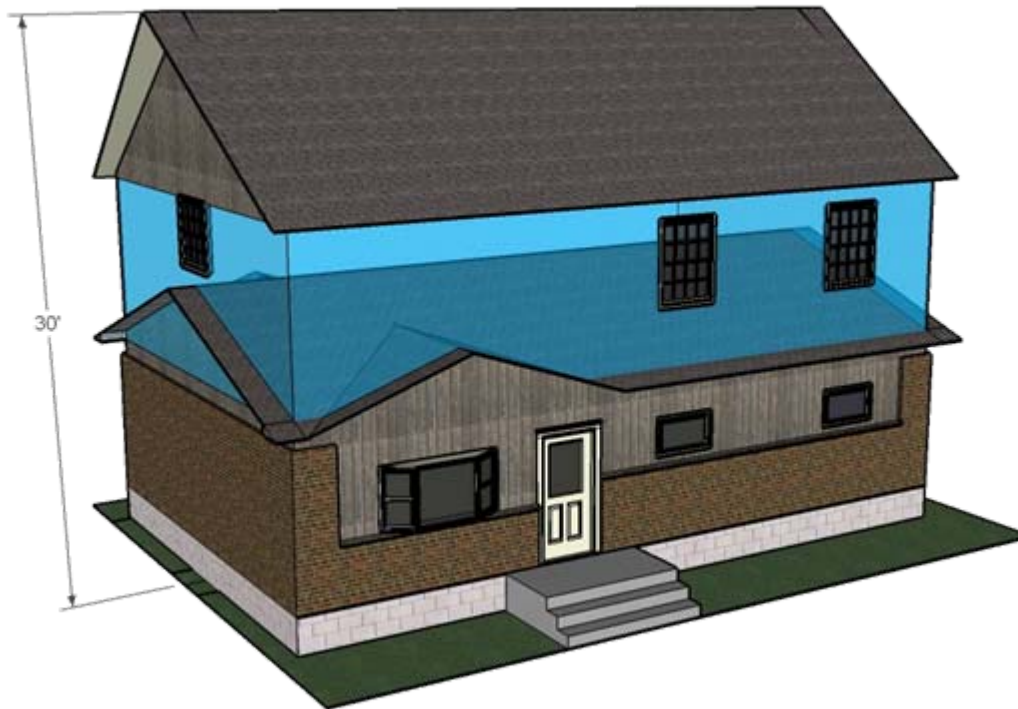


What Does the Height Limit Increase Look Like?



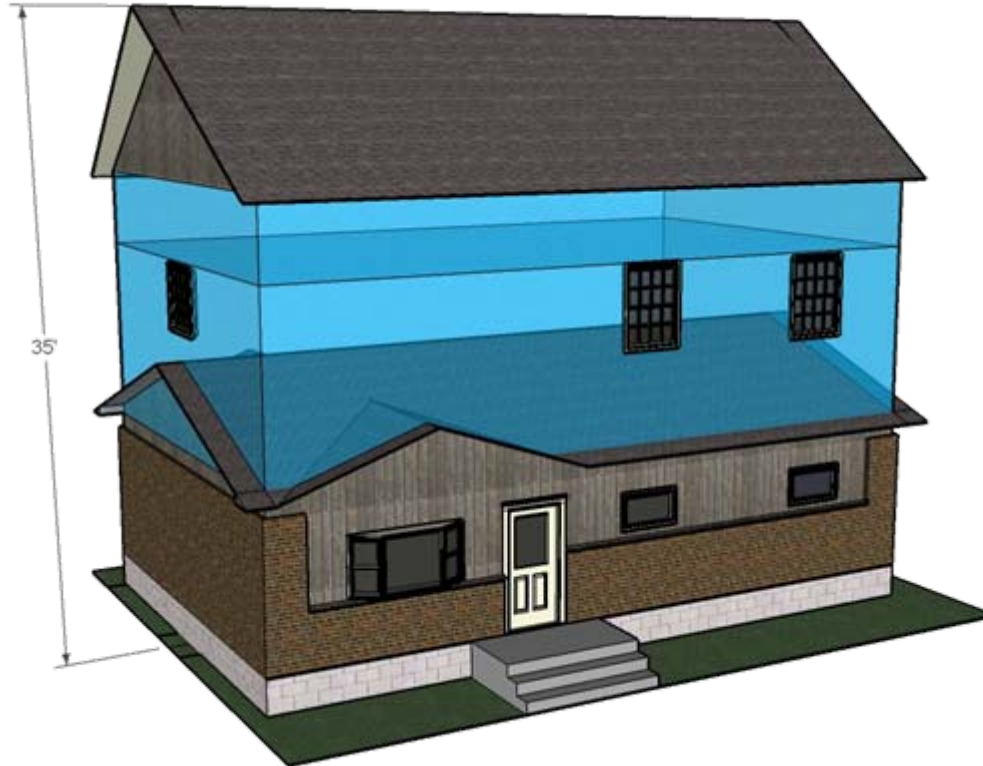


What Does the Height Limit Increase Look Like? Cont...





What Does the Height Limit Increase Look Like? Cont...



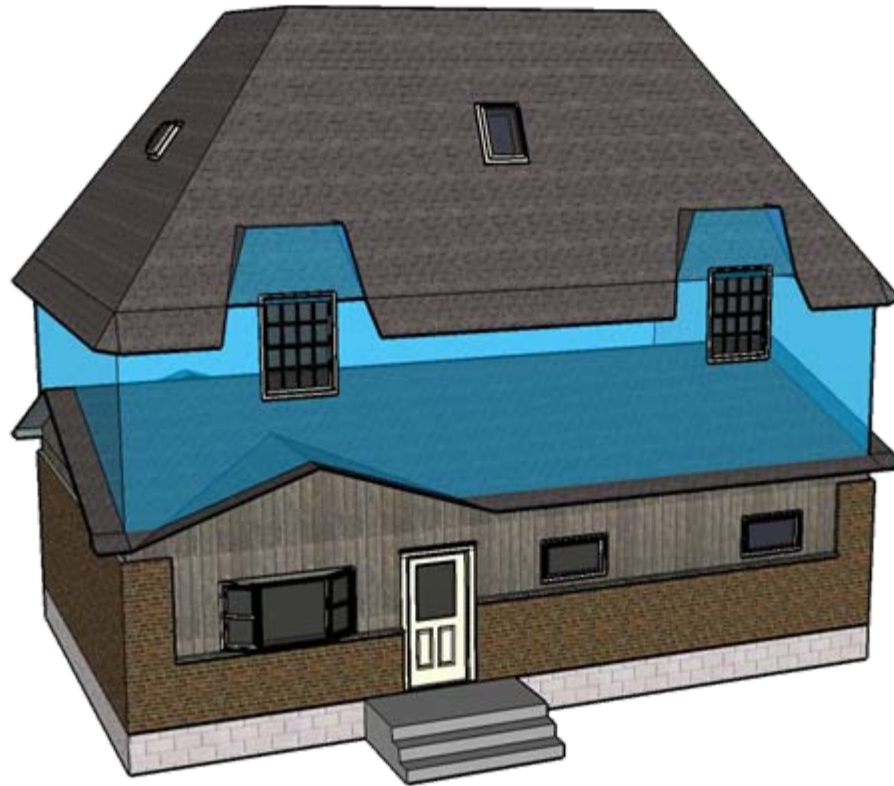


Roofline Diversity



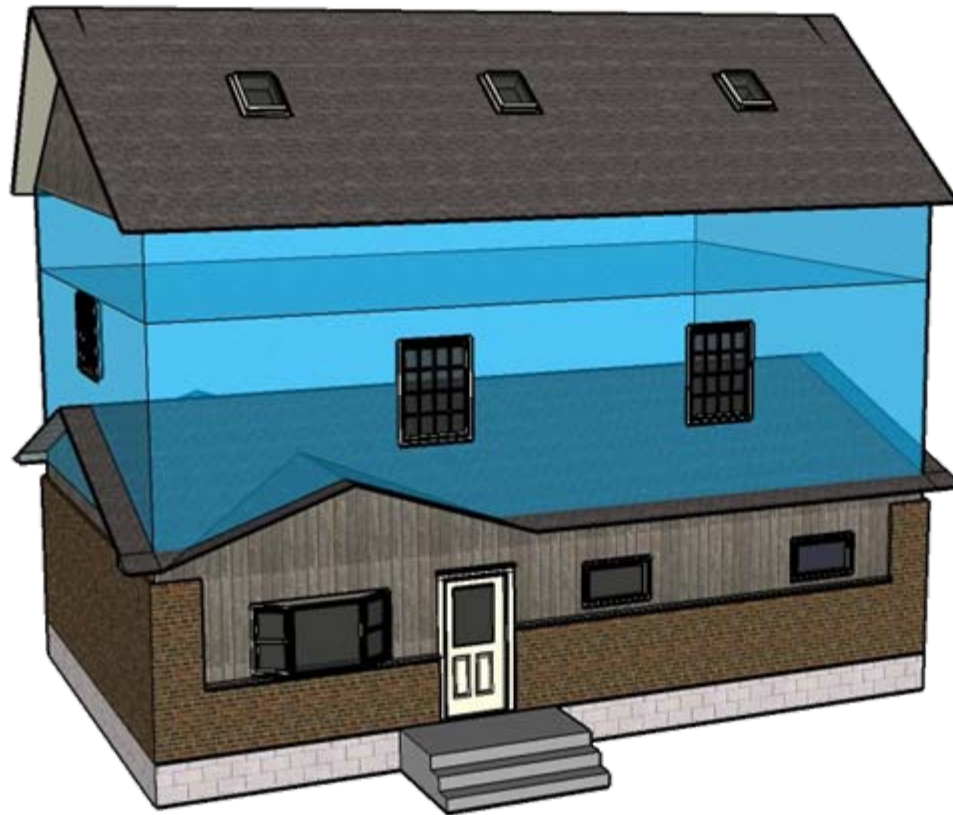


Roofline Diversity, Cont...



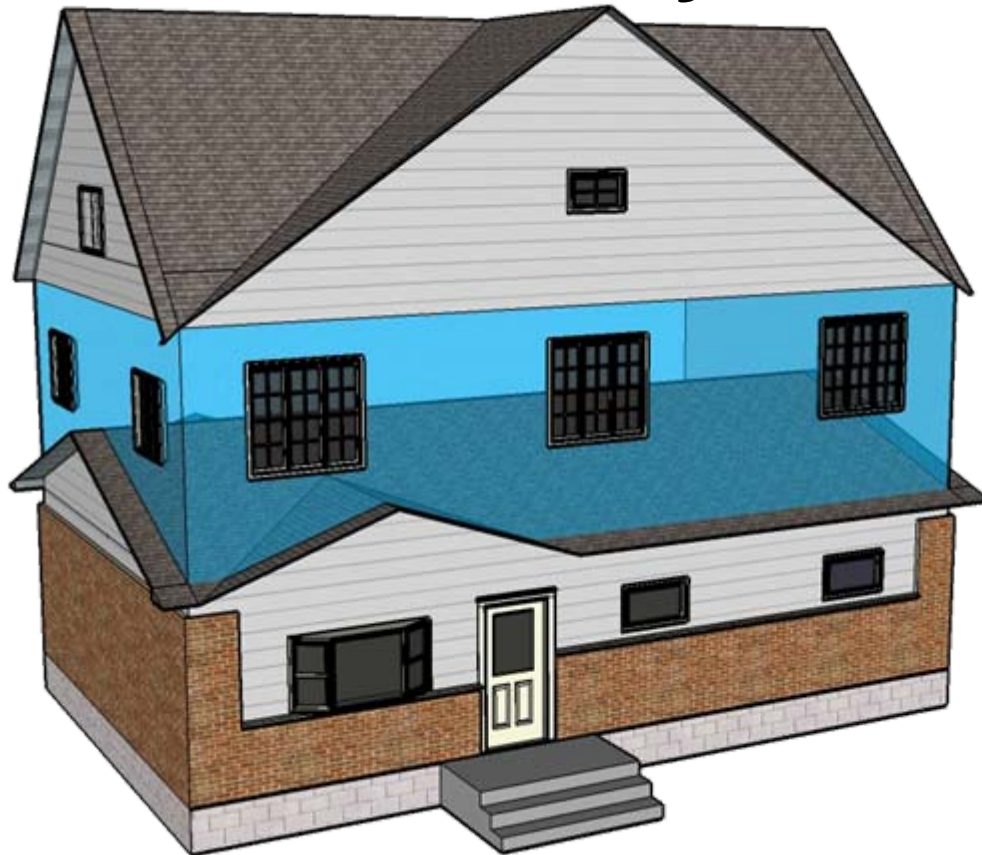


Roofline Diversity, Cont...



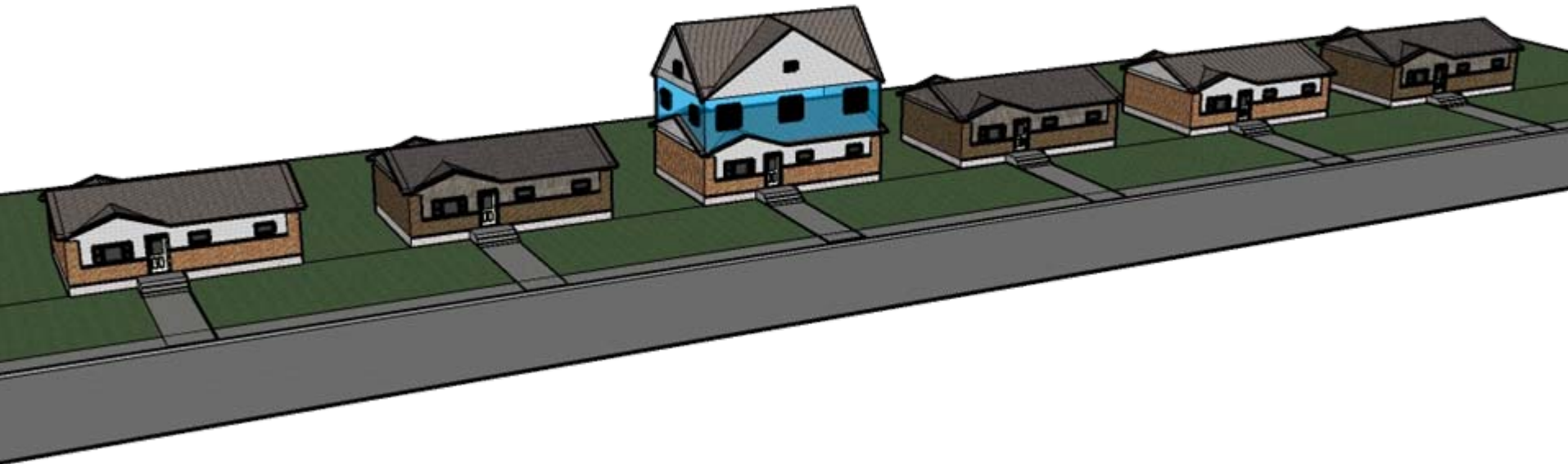


Roofline Diversity, Cont...



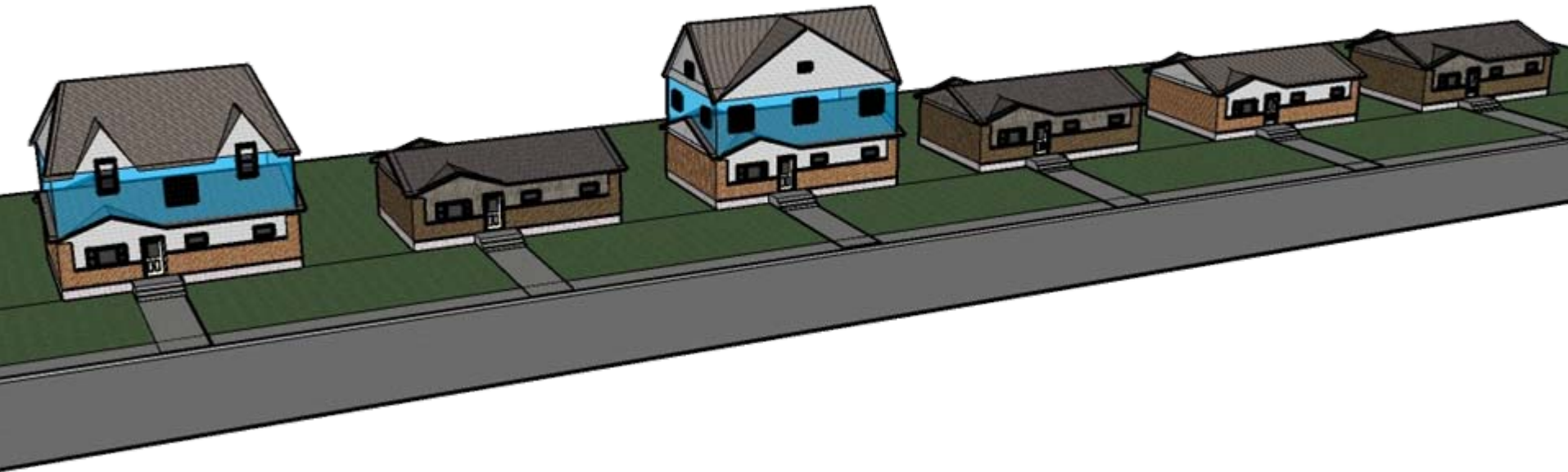


Down the Block



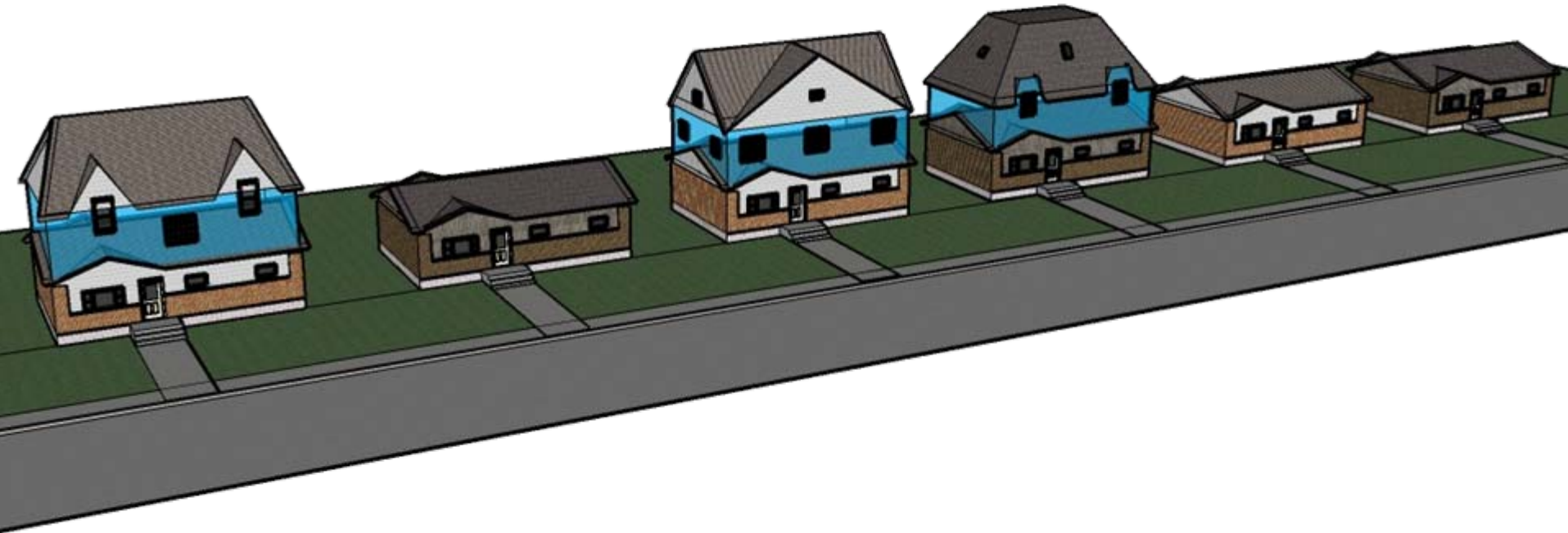


Down the Block, Cont...



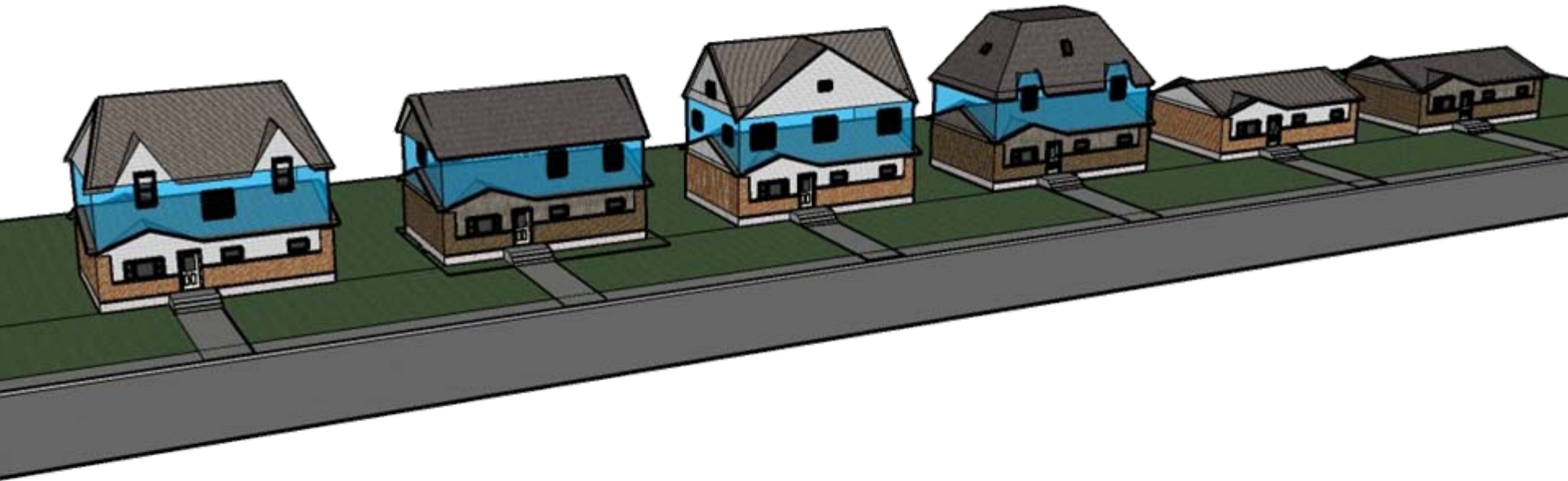


Down the Block, Cont...





Down the Block, Cont...





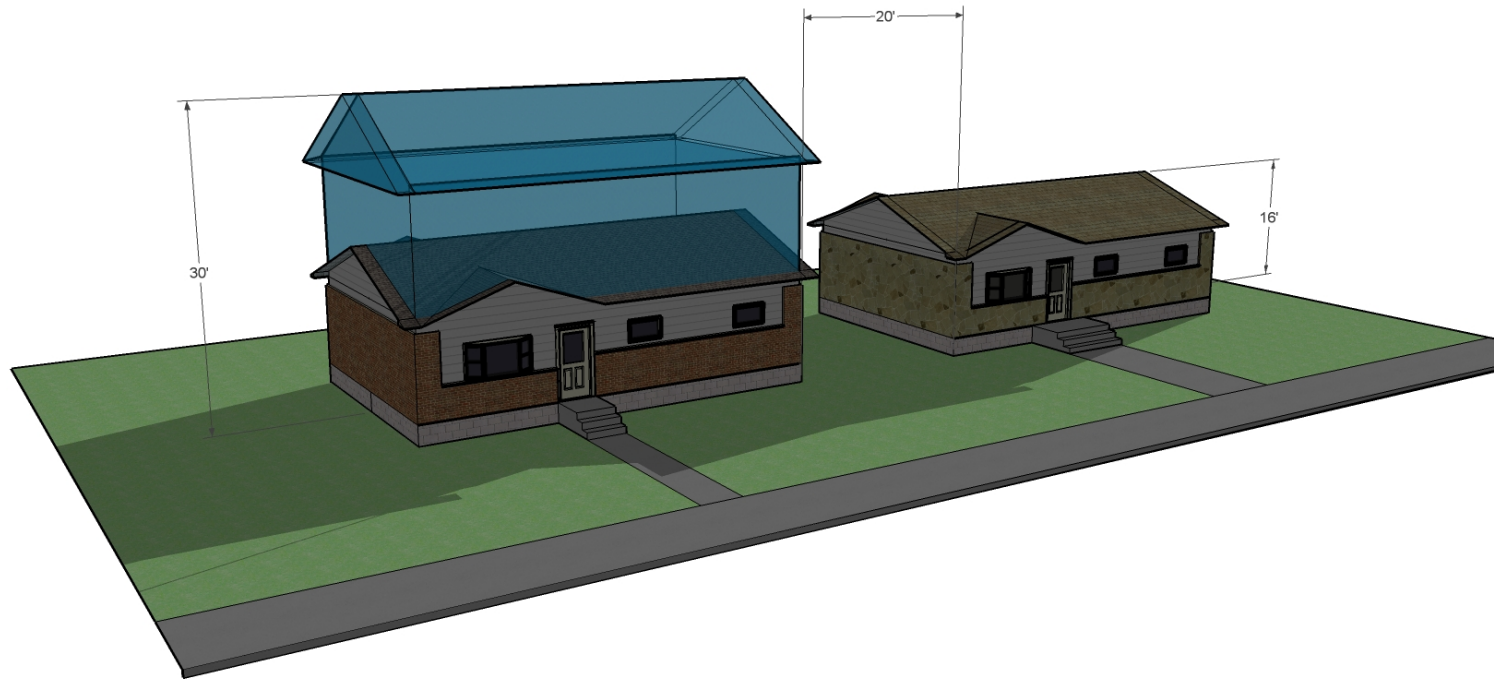
Down the Block, Cont...





Shadows: 6 A.M.-30 Ft House

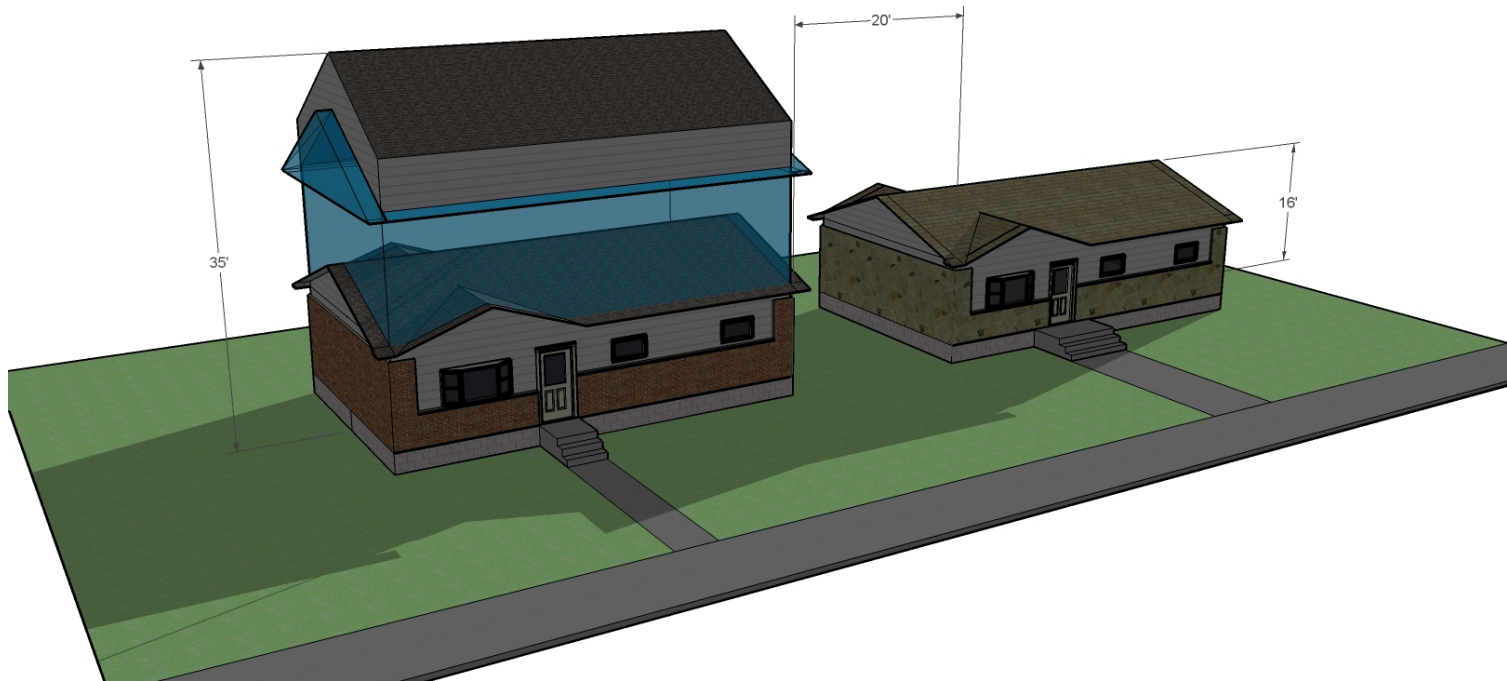
6:00 am





Shadows: 6 A.M.-35 Ft House

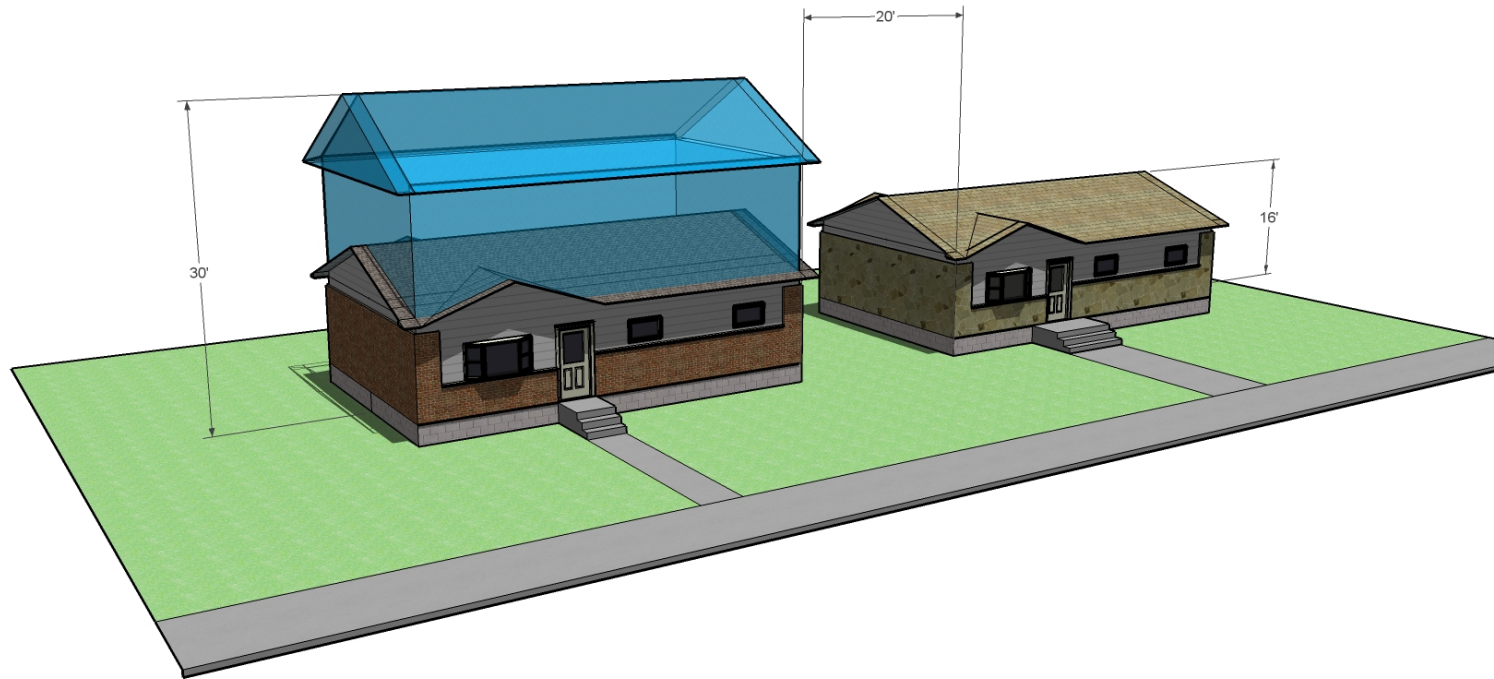
6:00 am





Shadows: Noon-30 Ft House

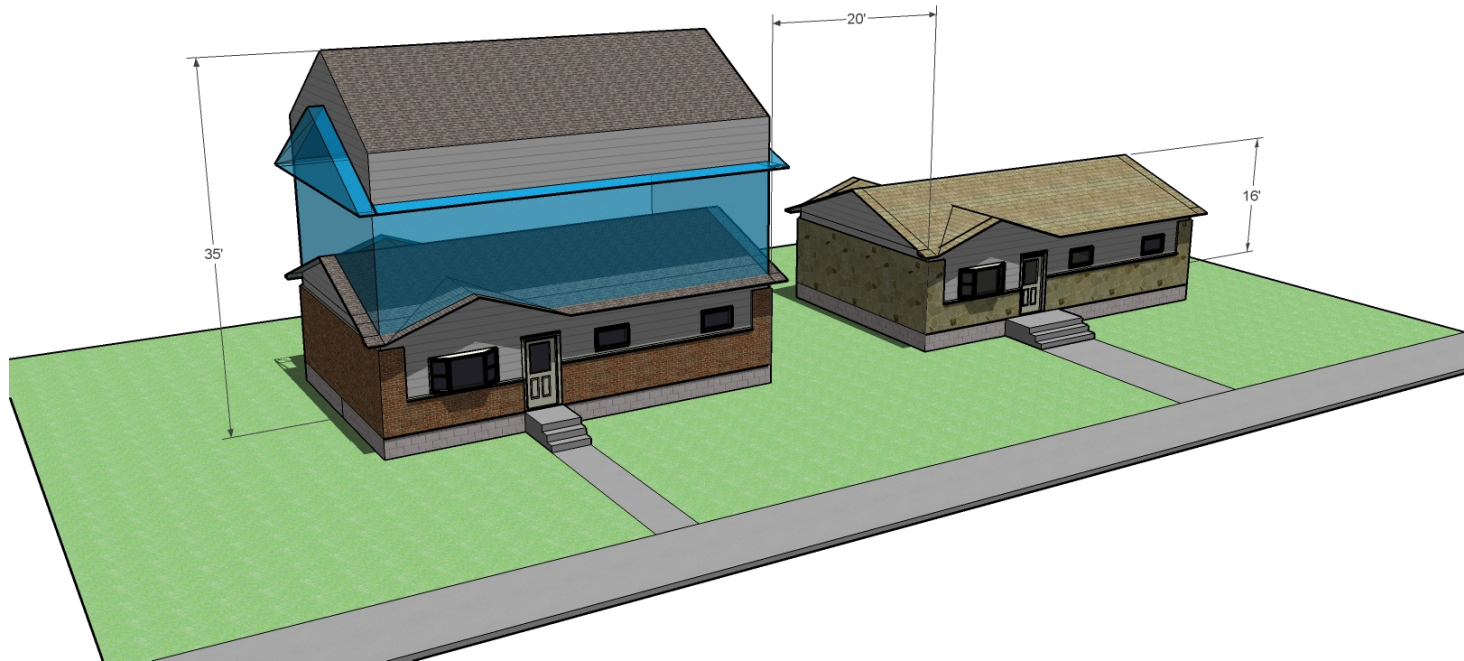
12 noon





Shadows: Noon-35 Ft House

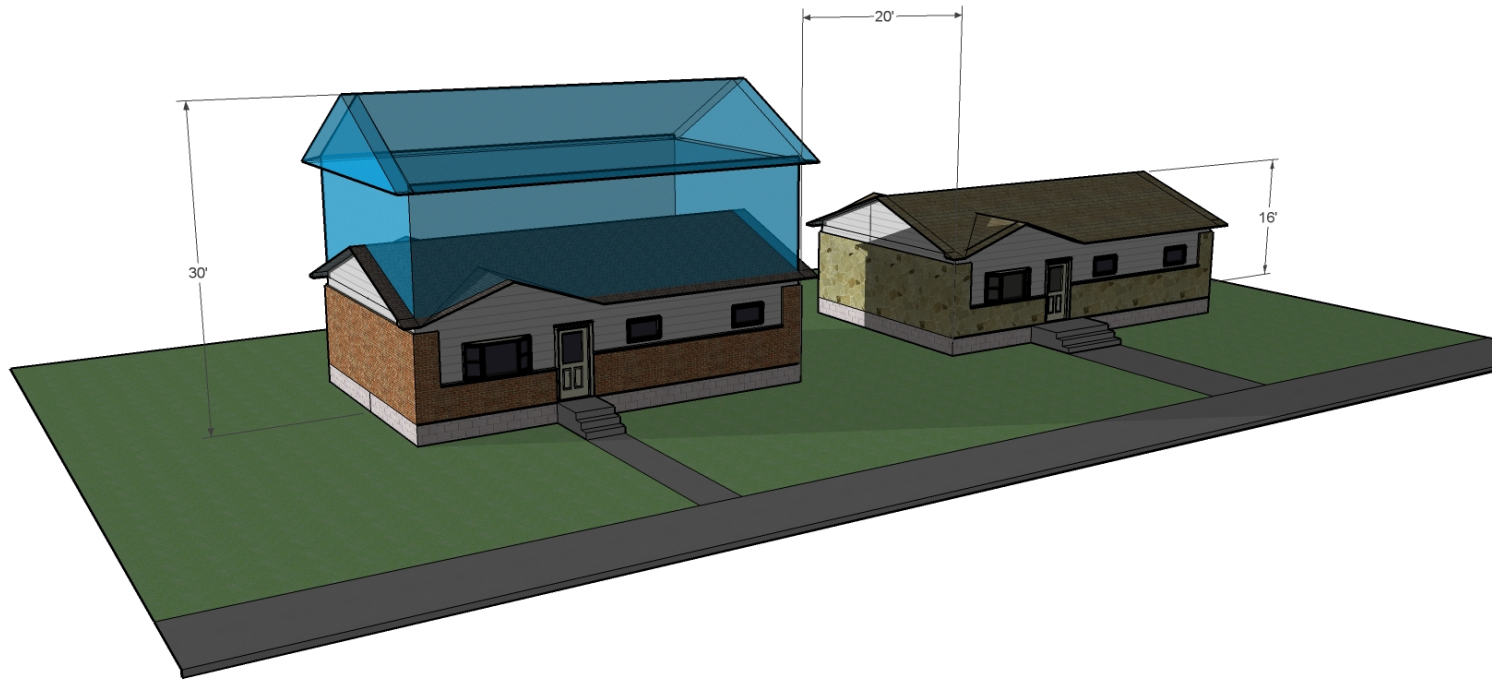
12 noon





Shadows: 7 P.M.-30 Ft House

7:00 pm





Shadows: 7 P.M.-35 Ft House

7:00 pm

