

154.145 HEIGHT AND BULK REGULATIONS.

(A) *Public/quasi-public building height.* Public, quasi-public or public service buildings such as hospitals, institutions, schools, churches and similar uses, when permitted in a district, may be erected to any height, provided the building is set back from each yard line at least one foot for each two feet of additional building height above the height limit otherwise provided in the district in which the building is located.

(B) *Non-residential chimneys, steeples, towers, and similar structures.* Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, grain elevators or necessary mechanical appurtenances may be erected to a height not exceeding 100 feet.

(C) *Water towers.* Water towers may be erected to a height not exceeding 150 feet. With the approval of a special use permit by the Board of Supervisors, a water tower may be erected at a height exceeding 150 feet.

(D) *Farm building height.* Farm buildings that are not dwellings, when permitted in a district, may be erected to a maximum height of 45 feet provided the building is set back from each yard line at least one foot for each two feet of additional building height above the height limit otherwise provided in the district in which the building is located.

(E) *Enclosed mechanical and manufacturing equipment.* Parapet and fire walls, monitors and roof structures for stairways, elevators, tanks, ventilating fans or similar equipment which are necessary for the mechanical operation of a building or enclosed manufacturing process may exceed the height requirements of the district in which the building is located provided that all such structures do not occupy more than 25% of the roof area of the building or structures.

(F) *Communication and broadcasting towers.* Radio, T.V., electrical transmission

towers, microwave towers, television antennas, radio aerials, and similar structures may exceed the height requirements of the district in which they are located but shall not exceed a height of 199 feet.

(G) *General regulations applicable to residential ~~districts~~ structures.* The maximum height for any **single-family dwelling building** shall be ~~40 feet~~ **as provided in Appendix B, DENSITIES, LOT SIZES AND DIMENSIONS**, except ~~for decorative elements~~ as follows:

~~(1) Widows walks.~~ **that** Widows walks ~~not to exceed 100 square feet~~ with a three-foot tall railing may be constructed on the roofs of single-family dwellings.

(H) *Modifications applicable to town edge commercial general district, existing business district, and commercial district.* The maximum height for any principal structure shall be 35 feet, except that additional building height may be permitted where the building is set back from each property line (front, rear, and sides) the distance of the established setbacks (see Appendix B to this chapter) plus two additional feet horizontally for each one foot of additional height over 35 feet, up to a maximum of 45 feet. (Ord. passed 10-21-2009; amended 2-9-2010)