

Height Limit Comparisons

For City Dock, do we understand the Current Allowable Height, Height of Proposed Four-Story Hotel, and Height Allowable under O-23-18? Historic Preservations provisions govern the Current Height, and new construction begins at Base Flood Elevation plus 2 feet - a New Federal requirement.

Current Allowable Height - City Code 21.56.180 (Special Height District 2)

1. 28 Feet - Height of Cornish or Lower Roofline at Front Setback
2. 38 Feet - Maximum Building Height
3. Rooftop accessory structures - I am unable to find any code that specifically guides the allowable height of these facilities for the current Zone C2, I assume the same 25 feet allowance would be applied.
4. 4 Feet - To get to Base Flood Elevation plus 2 feet.
5. **67 Feet** - The likely height limit in the current C2 Zone.

If Modified to Special Height District 2 in the C2 Zone

1. 35 Feet - Height of Cornish or Lower Roofline at Front Setback
2. 45 Feet - Maximum Building Height
3. Rooftop accessory structures - I am unable to find any code that specifically guides the allowable height of these facilities for the current Zone C2, I assume the same 25 feet allowance would be applied.
4. 4 Feet - To get to Base Flood Elevation plus 2 feet.
5. **74 Feet** - The likely height limit in District 2 of the current C2 Zone.

Proposed Four-Story Hotel In MX Zone

1. 51 Feet - Each floor with these heights, $15+12+12+12=51$.
2. 25 Feet - For rooftop accessory structures (Note 8 of City Code 21.50.260)
3. 4 Feet - To get to Base Flood Elevation plus 2 feet.
4. **80 Feet** - If all the allowable rooftop accessory height is used.

O-23-18 Allowable Height under MX1 Zone

1. 65 Feet - Allowed under City Code 21.50.260.
2. 25 Feet - For rooftop accessory structures (Note 8 of City Code 21.50.260)
3. 4 Feet - To get to Base Flood Elevation plus 2 feet.
4. **94 Feet** - If all the allowable rooftop accessory height is used.

I hope you find this information helpful as you consider the proposed Ordinance 23-18. If you have any questions, I will be please to try and answer them.

Sincerely,
Carl Larkin