

April 11, 2017

To: Yachats Planning Commission

From: Larry Lewis, City Planner

**Re: Exceptions to Building Heights**

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At the March 28, 2017 Planning Commission work session, the Commission reached consensus on drafting amendment language to Yachats Municipal Code Section 9.52.170 General exceptions to building height limitations.

Existing code language is in regular text, language proposed to be deleted is in ~~striketrough text~~, and proposed new language is in **blue text**.

Projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles and other similar objects not used for human occupancy are ~~not subject to the building height limitations of this title.~~ **allowed as long as the projection 1) does not exceed nine (9) square feet, 2) has a maximum width of eight (8) feet as viewed from any direction, and 3) has a maximum height of 7½ feet above the peak of the roof.**

**Stand-alone projections such as antennas, cell towers, transmission towers, and similar structures shall have a maximum height of 30 feet.**

**Any requests for exceptions to the above standards shall be in accordance with Chapter 9.80 Variances.**