

Raleigh, NC, Methods of Calculating Building Height, Zoning Ordinance, Section 10-2076

Sec. 10-2076. HEIGHT REGULATIONS AND EXCEPTIONS.

(a) Schedule of Zoning District Height Standards.

No building or structure may be constructed, extended, moved, altered or occupied in violation of the height limits as set forth in the Schedule of Zoning District Height Standards, which is incorporated herein, or special height limitations of a conditional use zoning district, if applicable. Subsection (c) below provides exceptions to the above referenced schedule and any applicable conditional use zoning district.

If a building or structure is in an overlay zoning district, in addition to the underlying general use or conditional use zoning district, the more stringent height limit shall control, except in a Historic, Pedestrian Business, or Neighborhood Conservation Overlay District, where the overlay zoning district regulations shall control.

With respect to "Special Conditions" and "General Height Limit" of the Special Residential-30 District in the Schedule of Zoning District Height Standards, later establishment of a dwelling, a congregate care or congregate living structure, or a residential zoning district boundary shall not render a previously lawfully existing building or structure nonconforming or illegal.

(Ord. No. 856-TC-274, §5, TC-11-86, 9-16-86)

(b) Methods of Calculation of Building or Structure Height.

Where a structure or the walls of a building do not abut a street right-of-way, then the height shall be measured from the average natural ground elevation adjoining the building at the time of request for City plot plan, site plan, building permit, or zoning permit approval, whichever is earlier, and not the ground elevation after construction.