



Administrative Policy
BUILDING HEIGHT
Community Development– A401

Effective Date:

1996

Revised Date:

BUILDING HEIGHT POLICY

Summary

The Unified Development Code (UDC) Section 15-02-003 A.1.b restricts building height to 35 feet above finished grade in R-1 zones. Building height up to 45 feet, with restrictions, is allowed in all other districts, either as a matter of right or with a conditional use permit.

The following policy has been in place since the UDC was adopted in 1996 to address the challenges of construction on sloping lots.

Definitions

Building Height – the vertical distance measured from the finished grade level to the highest level of the building (UDC 15-11-002)

Existing Grade – the grade prior to grading (Payson Town Code 152-116)

Finish Grade – the final grade of the site that conforms to the approved plan (Payson Town Code 152-116)

Rough Grade – the stage at which the grade approximately conforms to the approved plan (Payson Town Code 152-116)

Process

Town staff reviews four or more elevations and takes the average height from finished grade on each elevation, not including chimneys. The resulting heights are averaged to determine the overall building height.

Exception

An exception to the above is a building that fronts on Main Street within the historic study area shall not exceed two stories nor a height of 32 feet above grade (UDC 15-02-013 F.7.f.4.c)

References

Please refer to UDC 15-02-003 for the current General Development Standards and Zoning Provisions.