

**Recommended revisions of the Wallsburg Town Development Code
to the Wallsburg Town Council by the Wallsburg Town Planning Commission
September 7, 2023**

Ridgeline: a line formed along the highest points of a mountain ridge.

-Previously submitted:

Buildings cannot exceed the ridgeline. Proof of elevations must be present during plan review for comparison of surrounding ridge(s).

-Adding For Clarification:

The highest elevation of any structure must be 10 feet below designated ridgeline elevation as determined in Wallsburg Town Ridgeline and Slopes map (SEE ATTACHMENT 1)

-Previously Submitted:

The Wallsburg Town Planning Commission reserves the right to request additional information as it pertains to the ridgelines. (Including but not limited to: site visit, additional surveys, topographical mapping, etc).

Slope

-Previously submitted:

Buildings on lots 30% slope and above will not be considered. Lots with 20%-29% slope will be considered on case-by-case basis.

-Adding For Clarification:

If the structure is on a slope that is 10% or greater, the maximum building height cannot exceed 20 feet from natural grade at any point, measuring vertically.

-Previously Submitted:

Concerns to slope, as determined by the Wallsburg Town Planning Commission, will be required to be mitigated by the property owner in regards to: water pressure, water shed, utilities, emergency access, drainage, run off, and/or any other concerns as identified.

Building Height

-Previously Approved:

5.2.1.10 Height and Building Location

No lot or parcel of land in the Residential Zones shall have a building which exceeds a height of thirty (30) feet, measured vertically from natural grade, at any point.

5.2.3.9 Height and Building Location

Building shall be limited to a height of thirty (30) feet, measured from natural grade to the highest point.

5.3.8 Building Height

Buildings in the C-1 Zone should not exceed thirty (30) feet. Any building design of over thirty (30) feet in height shall be a conditional use to ensure adequate fire protection. No building in the C-1 Zone shall exceed fifty (50) feet from the finished grade to the tallest portion of the building. (At the date this was adopted, this does not apply to any commercial land or buildings in Wallsburg Town limits).

-Adding For Clarification:

(to Chapter 5)

No structure can have an exposed face exceeding 30 feet at any point.

to Definitions)

Define exposed: not covered or hidden; visible. The building exterior wall, including the vertical distance between the soffit and the ridge of a pitched roof above it.

