



**CITY OF GREENACRES
PLANNING AND ENGINEERING DEPARTMENT
POLICY AND PROCEDURES**

POLICY# PDO-002NN
ISSUED: 07-13-16
EFFECTIVE: 07-13-16

SUBJECT: Height Limitation Exemptions

CROSS REFERENCE: Chapter 16, Article IV, Division 2, Section 16-629(a)
Chapter 16, Article IV, Division 10, Section 16-760

PURPOSE: To clarify exemptions from the height limitation of thirty-five (35) feet.

POLICY: The City Code limits buildings to a height of 35 feet. Section 16-629(a) provides an exemption for “church spires, monuments, flag poles, antennae, domes not used for human occupancy, chimneys, water tanks, and necessary mechanical appurtenances usually carried above the roof level.” Section 16-760 requires that roof top equipment be screened, with parapet walls encouraged to accomplish this and architectural compatibility is required.

To clarify the above list of exemptions, account for the codified encouragement of screening parapets, and maintain consistency with prior development approvals, the following are also to be considered exempt from the 35 foot height limitation:

1. Parapet walls and roof extensions as required to screen necessary rooftop equipment.
2. Unoccupied decorative towers as they are similar in visual impact to the codified “domes not used for human occupancy”. Such height extensions shall be modest, stylistically compatible, and enhance the architecture of the building as determined by the City.
3. Elevator shaft extensions as necessary to meeting Building Code requirements for top over-travel and elevator manufacturer standards.
4. Elevator shaft and stairwell extensions as minimally necessary to access the roof if roof access is required or proposed.

PROCEDURE: Applications for Site and Development Plan approval and Building permit will be reviewed in accordance with the requirements of this policy.

REVISED:

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