

TOWN OF INTERLAKEN
Municipal Code

TITLE 11 LAND USE

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CHAPTER 11.02 DEFINITIONS

- 17. Grade. The ground surface elevation of a site or parcel of land.
- 18. Grade, Existing. The Grade of a Property prior to any proposed construction activity, including the effects of any previous man-made site disturbance.
- 19. Grade, Final. The finished or resulting Grade where earth meets the Building after completion of the proposed Development Activity.
- 20. Grade, Natural. Elevation of the existing surface of the land prior to commencement of construction of any improvements proposed or any previous man-made site disturbance. Natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property or the undisturbed grade of adjacent properties. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water. This term is a base point to be used to establish the basis for compliance with Town height limitations in stated circumstances.
- 2148. Grading. Any earthwork or activity that alters the Natural or Existing Grade, including but not limited to excavation, filling or embanking.

2420. Height of Building. Depending on the slope of the property, Building Height is defined as either ~~The vertical distance from "natural grade" to top of the highest portion of the building roof, roof element or building structure at any point directly above,~~ or the vertical distance from the lowest floor plane which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling to the highest point of the roof or roof element or building structure above. See Section 11.06.070 specific maximum building height requirements and Section 9.08.030 on how to calculate (measure) maximum building height.

CHAPTER 11.06 SUPPLEMENTARY REQUIREMENTS IN ZONES

Section 11.06.070 Maximum Height Provisions for all Buildings

The height of any building shall not exceed 35 feet. ~~The total height shall be measured as the vertical distance from the natural grade, as defined in this Title, to the highest point of a roof.~~

A. The total height shall be measured as follows:

1. For properties with an average natural grade of less than 25 %: the total building height shall be measured as the vertical distance from the natural grade, as defined in this Title, to the highest point of a roof, or roof element or building structure above.

2. For properties with an average natural grade of 25 % or greater OR properties proposing building construction directly on top of any portion of land with a slope of 25 % or greater: the total building height shall be measured from the lowest flooring level which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling, and then as measured from that flooring level to the highest point of the roof, or roof element or building structure above.

B. Exceptions: To allow for unusual conditions or appurtenances the following exceptions apply:

1. Antennas, chimneys, flues, vents, or similar structures may extend up to 5 feet above the specified maximum height limit.
2. Mechanical equipment may extend up to 5 feet above the specified maximum height limit.

C. Special height requirements for ~~some buildings~~ constructed on properties with an average natural slope of 25 percent or greater or constructed on top of any benches and/or slopes of 25 percent or greater are imposed ~~by the~~ to support the requirements stated in the Sensitive Lands Chapter of this Title. The restrictions stipulated in Section 11.06.070.2. on building height shall be applied where applicable.

CHAPTER 11.07 SL-OV SENSITIVE LANDS OVERLAY ZONE

Section 11.07.080 Hillside, Slopes, and Natural Grade

I. Maximum Height of Buildings. **SEE Section 11.06.070 Revision dated 6/6/18)**

FOR THIS REQUIREMENT. Buildings in the hillside and mountainside areas shall be not more than 35 feet in height, as measured from the lowest flooring level which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling, and then as measured from that flooring level to the highest point of the roof, chimney or parapet, except when the ridgeline provisions of this section require a lower height unless permitted by other criteria specified in this Chapter.