



## DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

October 3, 2022

### ***Draper City Planning Division Administrative Interpretation***

#### ***RE: Height and Roofline Variations- Draper Galena Park Office***

This letter answers a question that has arisen regarding Draper City Municipal Code (DCMC) standards for roofline variations. The applicant currently has a site plan application in review for a new office building located at approximately 681 West 12300 South. The site plan application is called Draper Galena Park Office Site Plan. The Planning Division review for the site plan included the below comment on the architectural elevations.

Site Plan- First Planning Division Review Comments

*Provide varied rooflines, no undisturbed continuous rooflines greater than 50' allowed.  
DCMC Section 9-22-040(D).*

The applicant has asked for an interpretation of the referenced code section. DCMC Section 9-22-040(D) is listed below. Specially, subsection 1 lists the standard for roofline variations.

#### **9-22-040: BUILDING DESIGN:**

D. Height And Roofline: All buildings shall include varied rooflines in order to add architectural interest and avoid the appearance or sense of monotonous roofline expanses by:

1. Providing roofline and parapet variations where there are long, continuous, and undisturbed rooflines fifty feet (50') or longer;
2. Using materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline that are similar to the rest of the building so that the building appears cohesive from all views; and
3. Screening mechanical equipment and systems that are mounted on the roof. The height of screen walls for mechanical equipment and systems located on the roof may extend above the typical building height limits in the zone, but shall not extend higher than the equipment being screened, or fourteen feet (14'), whichever is less. Screen walls permitted to extend above the typical height limits in the zone

under this section may not be utilized for building signage. Any portion of the mechanical equipment or systems not fully screened from view shall be painted the same color as the roofing or parapet materials.

The drawings submitted with the site plan application included a single roofline variation on three of the four building sides, but did not include variations in a pattern that prevented undisturbed rooflines of 50-feet or longer.

The applicant asserts that the DCMC section states "If a roofline extends beyond 50', then some sort of roofline or parapet is required to provide architectural variation. The code does not dictate how frequently or how many roofline variations must occur."

In analyzing the standard, DCMC Section 9-22-040(D) requires variations in order to prevent the appearance or sense of monotonous roofline expanses. In order to achieve this, DCMC requires three design features to be provided: variations in rooflines and parapet walls, use of materials and colors on parapet walls to match the rest of the building, and screening of mechanical equipment. DCMC Section 9-22-040(D)(1) requires variations when rooflines are 50-feet or longer. There are no standards listed which require a certain amount of variations or a maximum distance allowed between variations. The definition of a roofline can be found in DCMC Section 9-3-040, below. The roofline includes the parapet wall, and mechanical equipment screening areas.

**9-3-040: DEFINITIONS:**

**ROOFLINE:** The highest point on any building where an exterior wall encloses usable floor space, including roof areas for housing mechanical equipment and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

It is the Zoning Administrators determination that DCMC Section 9-22-040(D)(1) does not require a specific amount of roofline and parapet wall variations, nor does not set a standard for distance between variations. DCMC Section 9-22-040(D)(1) requires at least one roofline and parapet variation if a roofline or parapet wall is 50-feet or greater in length. The applicant will need to amend their drawings so that all four sides of the building shows at least one roofline and parapet wall variation.

There are a couple options available to you if you wish to pursue this matter further. You may seek a text amendment in order to change the code or you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. Applications for all options can be found on the city's website.

If you have further questions, please contact me at [jennifer.jastremsky@draperutah.gov](mailto:jennifer.jastremsky@draperutah.gov) or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form the name Jennifer Jastremsky.

Jennifer Jastremsky, AICP  
Planning Manager / Zoning Administrator  
Community Development Department