EXHIBIT PC-45-26-A
STAFF REPORT
PC-45-26

Project: Table 4.3.1-F Building Standards: Roof Type & Pitch

Application Type: Zoning Ordinance Amendment

Applicant: Fairview Planning Department

Zoning Amendment Summary

The Fairview Development Code, in Article 4 and more specifically in Table 4.3.1-F Building Standards: Roof Type & Pitch, does not permit the usage of a flat roof within the CD-4 (Neighborhood Center) for any principal building type found in Table 4.3.8.A-1 and Table 4.3.8.A-2 that is permitted in the CD-4 Character District.

Table 4.3.1-F is located on page 4-56 of the Fairview Development Code, and it provides a list of building standards for the CD-4 character district and within those standards are specific on which roof types and roof pitches are permitted within the CD-4 character district. The portion of Table 4.3.1-F titled Roof Type & Pitch lists four (4) different roof types that include, Flat, Shed, Hip, and Gable and requirements for the pitch of the roof. Of the four (4) roof types listed, only Flat Roofs are noted as 'Not Permitted'.

Given that many if not a majority of properties that front along Fairview Boulevard (Highway 100) were zoned CD-4 with the adoption of the new development code and zoning map in April 2026 and the well-established development pattern of commercial buildings with flat roofs along Highway 100, staff believes it is appropriate to permit flat roofs on any permitted building type in the CD-4 character district other than the house, duplex, townhouse and small multi-family building type. This would permit flat roofs for the Live/Work Building Type, Commercial Building Type, Mixed Use Building Type, Flex Building Type, and Civic Building Type. Permitting flat roofs on these building types do not remove the ability for a project to utilize a pitched roof type on any of the permitted building types in the CD-4 Character District.

Additionally, staff have received three (3) variance requests for permitting flat roofs since the adoption of the new development code, which requires additional staff time and resources to process these requests through the Board of Zoning Appeals process.

Staff Recommendation:

Staff recommends the Planning Commission provide a recommendation to the Board of Commissioners to amend Table 4.3.1-F Building Standards: Roof Type & Pitch to permit flat roofs on all principal building types, other than house, duplex, townhouse and small multi-family that are currently permitted within the CD-4 character district with any conditions of approval that are included within Resolution PC-45-26.