



Roof Type & Pitch

Note: As authorized by § 8.5.2.C.1, this interpretation is provided at the initiative of the Zoning Administrator for the purpose of providing clarification to property owners and improving administration of the Ordinance. Capitalized terms are defined in § 9.3 of the Ordinance. This interpretation may be appealed to the Board of Zoning Appeals per § 8.5.17 of the Ordinance.

Summary

Tables 4.3.1-A, 4.3.1-B, and 4.3.1-C include standards for Roof Type and Pitch. Each table specifies a required roof pitch of 6:12 to 14:12, except for shed roofs, which may have a pitch between 3:12 and 14:12. An additional exception allows the roof pitch to match the primary roof pitch of an existing building if that pitch is less than 6:12.

These tables also contain a scrivener's error regarding the stated pitch range of 6:12 to 6:14. This Zoning Interpretation serves to clarify and correct that error.

Rationale

The references to roof pitch in the Zoning Ordinance are intended to reflect design aesthetics associated with roof form and architectural character. During the 2024 Zoning Ordinance update, the reference to a pitch range of 6:12–6:14 was inadvertently carried forward during the formatting transition and was not identified at that time. This minimal and restrictive range was not the intent of the Zoning Ordinance.

Additionally, this pitch range is not consistently reflected in the remaining character districts (CD-4, CD-4C, and CD-5), further indicating that the 6:12–6:14 reference constitutes a scrivener's error. The error applies only to the stated 6:12–6:14 range within the CD-2, CD-3L, and CD-3 character districts.

The correct criteria for determining appropriate roof pitch shall be subject to review and approval by the Zoning Administrator in accordance with the standards outlined below. These criteria shall guide the design and review of roof pitches within all character districts established in the City of Columbia Zoning Ordinance.

TABLES 4.3.1-A, 4.3.1-B, and 4.3.1-C – CD-2, CD-3L, CD-3 Character Districts

6:12-14:12, except for shed roofs which may be 3:12-14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12.