

# CALCULATING BUILDING HEIGHT

## BUILDING HEIGHT (FEET)

1. In each residential zoning district, no building or other structure shall exceed the following building height above finished average grade.

Zone	Average Building Height Above Finished Average Grade	Total Building Height Above Finished Average Grade
<b>RAAA Zone</b>	35 feet	45 feet
<b>RAA Zone</b>	35 feet	45 feet
<b>RA Zone</b>	35 feet	45 feet
<b>R-20 Zone</b>	35 feet	40 feet
<b>SD R-20 Zone</b>	35 feet	40 feet
<b>R-10 Zone</b>	35 feet	40 feet
<b>R-7.5 Zone</b>	35 feet	40 feet

2. In each residential zoning district, no building or other structure shall exceed the following building height above pre-existing average grade.

Zone	Average Building Height Above Pre-Existing Average Grade	Total Building Height Above Pre-Existing Average Grade
<b>RAAA Zone</b>	40 feet	50 feet
<b>RAA Zone</b>	40 feet	50 feet
<b>RA Zone</b>	40 feet	45 feet
<b>R-20 Zone</b>	40 feet	45 feet
<b>SD R-20 Zone</b>	40 feet	45 feet
<b>R-10 Zone</b>	40 feet	45 feet
<b>R-7.5 Zone</b>	40 feet	45 feet

### A. MAXIMUM NUMBER OF STORIES

In each residential zoning district, no building or structure or part thereof shall exceed the following number of stories above grade facing the street.

Zone	Maximum Building Height Above Grade (Stories) Facing The Street
<b>RAAA Zone</b>	2.5 stories
<b>RAA Zone</b>	2.5 stories
<b>RA Zone</b>	2.5 stories
<b>R-20 Zone</b>	2.5 stories
<b>SR-20 Zone</b>	2.5 stories
<b>R-10 Zone</b>	2.5 stories
<b>R-7.5 Zone</b>	2.5 stories

## “BUILDING HEIGHT” RELATED TERMS

**Average grade** - the average grade for a building or other structure shall be an elevation determined by averaging the lowest ground elevations within 10 feet of points situated every 20 feet along an imaginary line located ten (10) feet outside of the building or other structure provided that such ground elevations are on the same property.

**Building height, average** - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest of the elevations indicated in the table on the facing page for that building or other structure or for a wing or distinct portion of the building or other structure.

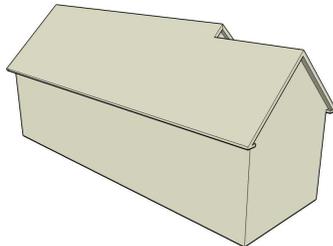
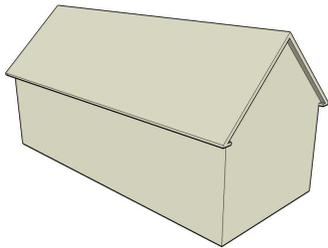
**Building height, total** - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest point of the roof for that wing or distinct portion of the building or structure. Chimneys, spires, cupolas, and similar minor projections not intended for human occupancy shall not be included in the total building height.

**Building wing (or distinct portion)** - A portion of a building, defined by the footprint, which does not share a roof plane with another portion of the same building and where the roof ridge is offset from another roof ridge by three (3) feet or more.

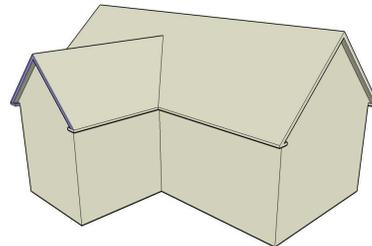
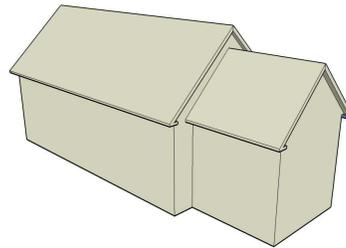
**Pitchbreak** - The intersection of two slopes of a gambrel roof, other than at the ridge.

### Building - Wing or Distinct Portion

**Buildings Without a Wing or Distinct Portion**



**Buildings With A Wing or Distinct Portion**



**“BUILDING HEIGHT” RELATED TERMS (continued)**

**Roof Type**

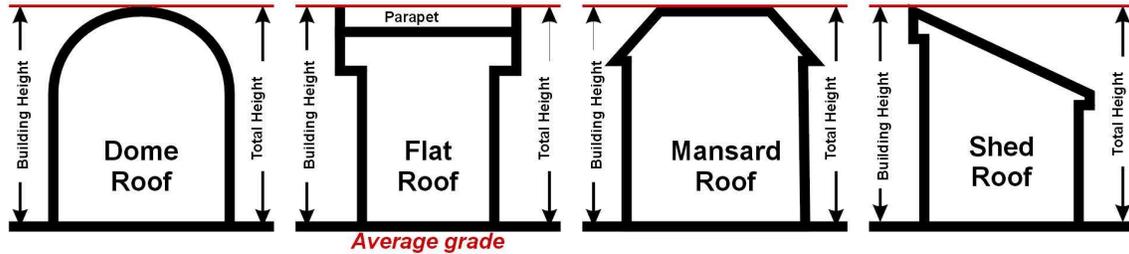
**Average Building Height**

**Total Building Height**

**Dome / Flat  
Mansard / Shed**

The elevation of the highest point of the highest dome, flat, shed, or mansard roof, including the top of any parapet.

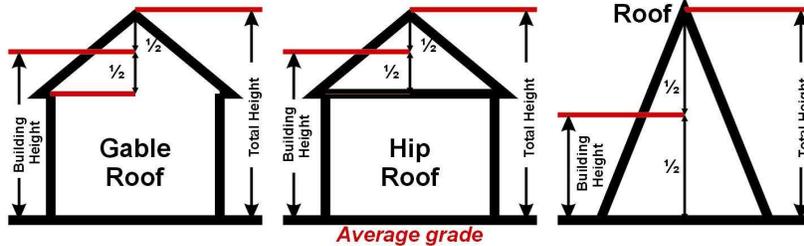
The elevation of the highest point of the roof, including the top of any parapet.



**Gable / Hip  
A-frame**

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.



**Salt box**

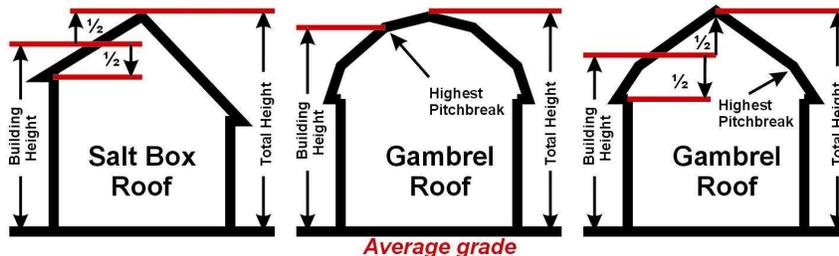
The mean elevation of the side of the salt box roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.

**Gambrel**

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave or the elevation of the highest pitchbreak, whichever is greater.

The elevation of the highest point of the roof, including the top of any parapet.





## **“STORY” RELATED TERMS**

**Attic** - The space between the roof rafters and the ceiling beams or floor joists below.

**Basement** - A portion of a building located partially underground.

**Floor** - The top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

**Story** - That part of a building or structure between any floor and the floor or roof next above.

**Story, Full** - Any story which has a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the joists or rafters above except that the following shall not be considered a full story:

- a half-story, or
- a basement, with fifty percent (50%) or more of its total height below the average grade and with the first floor elevation no more than (3) feet above grade along the front wall.

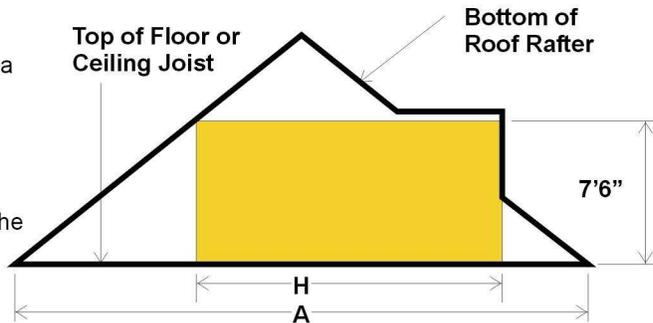
**Story, Half** - Any story that is an attic and where the area with a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the rafters:

- of the roof is fifty percent (50%) or less of the attic floor area, and
- of the roof and any dormers is sixty percent (60%) or less of the attic floor area.

## Attic

An attic is considered a full story when:

- the floor area (H) under the rafters and the dormers is more than 60% of the attic floor area (A)



OR

- the floor area (H) under the rafters (without any dormers) is more than 50% of the attic floor area (A)

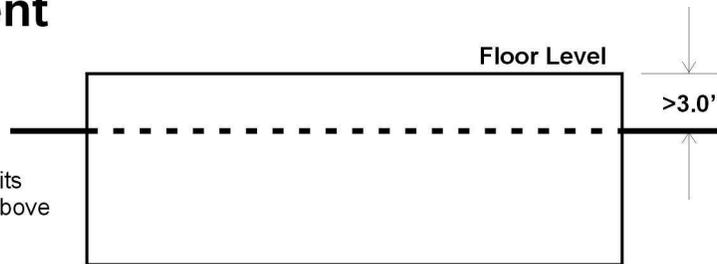
H = The area (shaded) which has a height of 7.5 feet or more between the top of the joists and the bottom of the rafters

A = The floor area of the attic

## Basement

A basement is considered a full story when:

- half or more of its total height is above average grade



OR

- the first floor is more than 3.0 feet above the average grade along the front wall