CALCULATING THE HEIGHT OF STRUCTURES

Section 7.2.201 of the Zoning Ordinance defines the Height of Buildings as follows:

"The vertical distance measured from the average elevation of the Finished grade adjoining the building to the highest point of the roof surface of a flat roof; the deck line of a mansard roof; and to the average height between the plate and the ridge of a gable, hipped or gambrel roof, provided that no part of such roofs shall extend more than five feet (5'0) above the permitted height. The average elevation of the finished grade adjoining the building shall be the average of the exposed exterior elevations of all corners of the building. The height of a stepped or terraced building is the maximum height of any segment of the building."

Following is a step by step procedure for calculating the height of buildings under the code:

1. Determine the major foundation corners of the building.

2. Using the contour lines, find the elevations of the finished grades adjacent to each of the major foundation corners.

3. Add the elevations and divide by the number of major corners to find the mean of the elevations. This is the average finish grade.

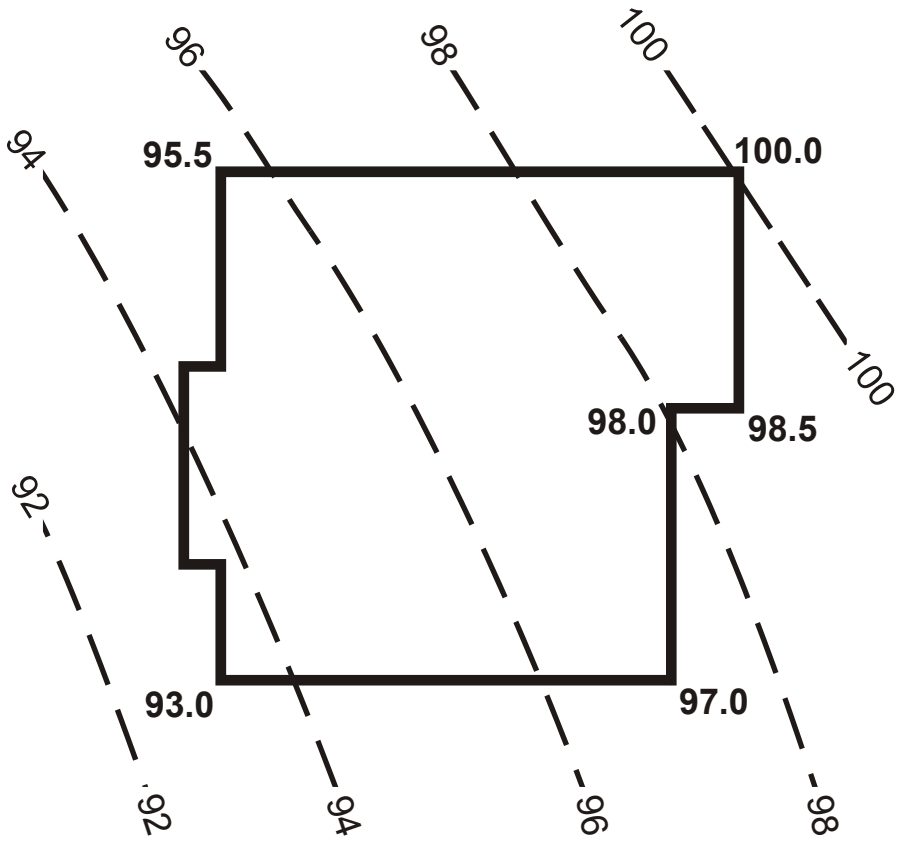
4. Using a scaled elevation drawing of the proposed structure, choose a foundation corner and determine the elevation of the finished grade at that corner.

5. Measuring vertically upward or downward as necessary, show the average finish grade. Draw a horizontal line at this elevation.

6. Measure five feet down from the ridge of the highest gable roof on the structure. Draw another horizontal line at this level.

7. The vertical distance between these two (2) lines is defined by ordinance as the height of the building.

8. Check the maximum height restriction of the appropriate zone to be certain that height of building does not violate the requirements of the zone.



100.0
95.5
93.0
97.0
98.0
98.5

582.0

582.0 / 6 (The number of corners)

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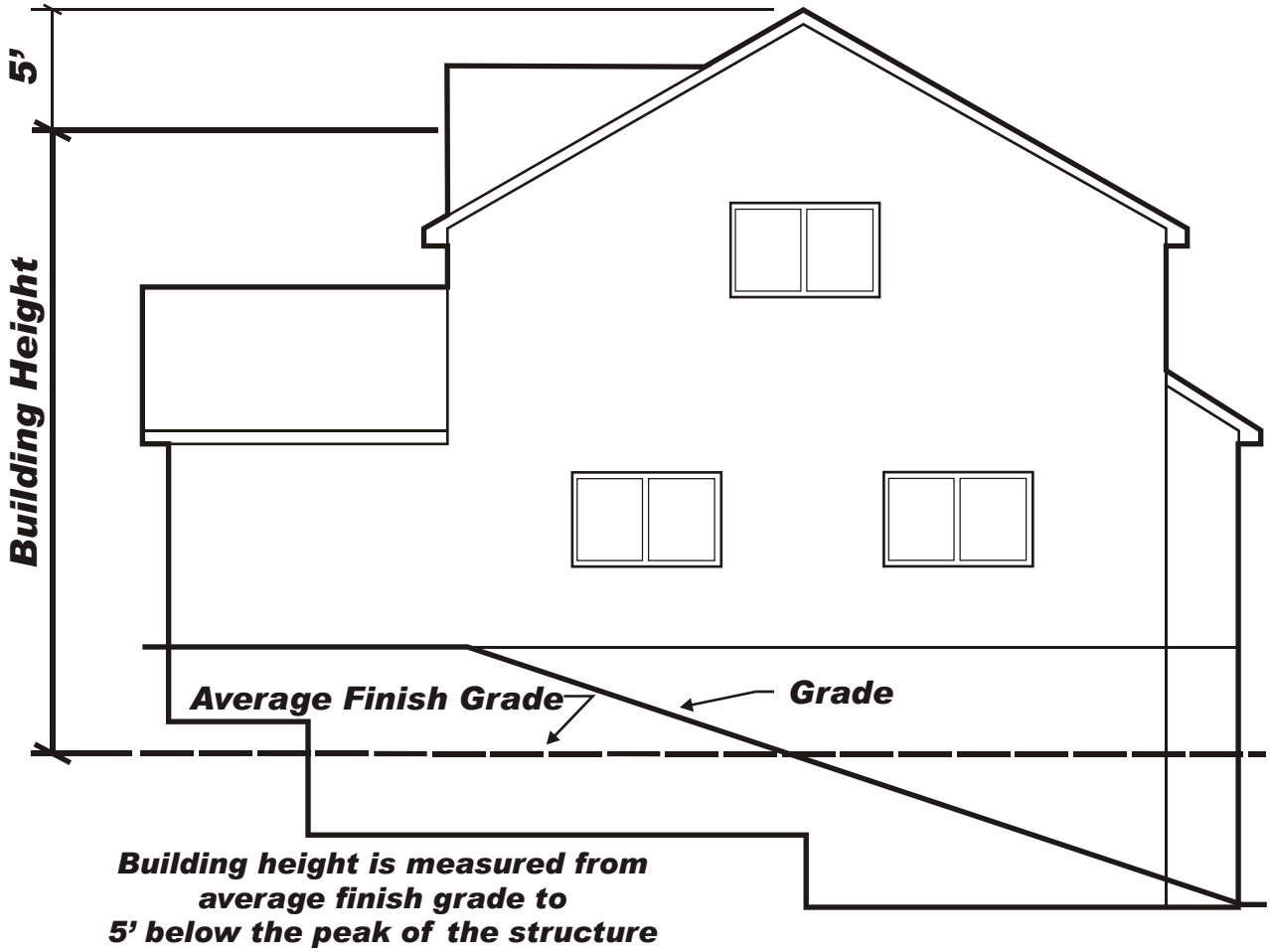
Average Finish Grade (97.0)



Building height is measured from average finish grade to 5' below the peak of the structure