16.12.020. – "A" definitions.

…

Average Building Elevation means the weighted average elevation of the topography, prior to any development activity.

…

16.23.050 Maximum building and structure height standards.

A. Application of maximum height standards.

1. Table 16.23.050 establishes the maximum height standards for buildings and structures within each zone and overlay.

2. Areas not identified in Table 16.23.050 are subject to the height standards specified for the R-20/R-30 zone.

3. Where Table 16.23.050 specifies eligibility for a height bonus, a property owner may elect to apply the additional height standards provided, that:

a. The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or

b. If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17½ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.

B. Maximum height is measured from the average building elevation to the highest point of a flat roof, or to the ridge of a pitched roof.

1. The maximum building façade height on a downhill side of a sloping lot shall not exceed the maximum height allowed by Table 16.23.050. The building façade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.

C. The methods for determining the average building elevation of buildings and structures are set forth in MMC 16.23.060.

D. Exemptions from maximum height requirements are set forth in MMC 16.23.070.

Table 16.23.050: Maximum Height Standards

Zoning District / Height Overlay	Maximum Height (feet)	Height Bonus (feet)
R-16	25	N/A
R-20/R-30	25	30
SR-30	25	30
N-A (Neighborhood Auto)	30	N/A
Public	35	N/A
Medina Heights Overlay	20	N/A

16.23.060. Measuring building and structure height.

This section establishes methods required for applying height standards and is applied in conjunction with the height standards prescribed in MMC 16.23.050.

A. Where multiple buildings and structures are located on the same lot, and are detached from each other, the height of each building or structure shall be measured independently from the others, except:

1. Excluding trellises, arbors and similar open structures, if the distance between any buildings and/or structures is less than six feet, the buildings and structures that are less than six feet apart shall be considered attached for purposes of measuring height;

2. If buildings are connected by a breezeway or similar above ground types of structures, the buildings shall be considered attached for purposes of measuring height.

B. The following shall be excluded as part of the outside exterior wall/side of a building or structure for purposes of measuring height:

1. Walls adjoining window wells where the area inside of the window well does not exceed 15 square feet of open surface area;

2. Attached structures (e.g., uncovered decks, porches, steps, etc.), not exceeding 30 inches above existing grade;

3. Uncovered decks, porches, and verandas not qualifying for the exemption in subsection (2) of this section where the space below the structure is not enclosed and not more than 25 percent of the ground surface below the structure is hardscape; and

4. Areas under roof eaves including gutters and areas under balconies provided they extend 24 inches or less from the exterior wall. Gutters extending six inches or less from the outer edge of the roof eaves shall be excluded from counting towards the 24-inch limit.

C. Average building elevation is calculated at the discretion of the applicant using one of the following methods:

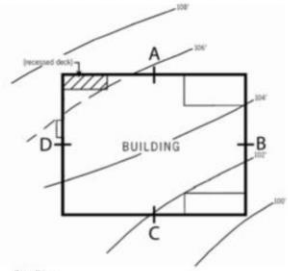
a. At the midpoint, measured horizontally, of each exterior wall of the structure, as shown in Figure 16.23.060(C)(a), or

b. At the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure, as shown in Figure 16.23.060(C)(b).

Figure 16.23.060(C)(a) Calculating Average Building Elevation, Option 1

A, B, C, D... Existing Ground Elevation at Midpoint of Rectangle Segment*
a, b, c, d... Length of Rectangle Segment*

*Rectangle includes the perimeter of a deck or porch, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, as well as cantilevered portions of a building which enclose interior space.



Midpoint Elevation	Rectangle Segment Length
A = 105.6	a = 47'
B = 102.5	b = 40'
C = 101.9	c = 47'
D = 105.2	d = 40'

Site Plan
Not to scale

FORMULA:

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d} = \text{Average Building Elevation (ABE)}$$

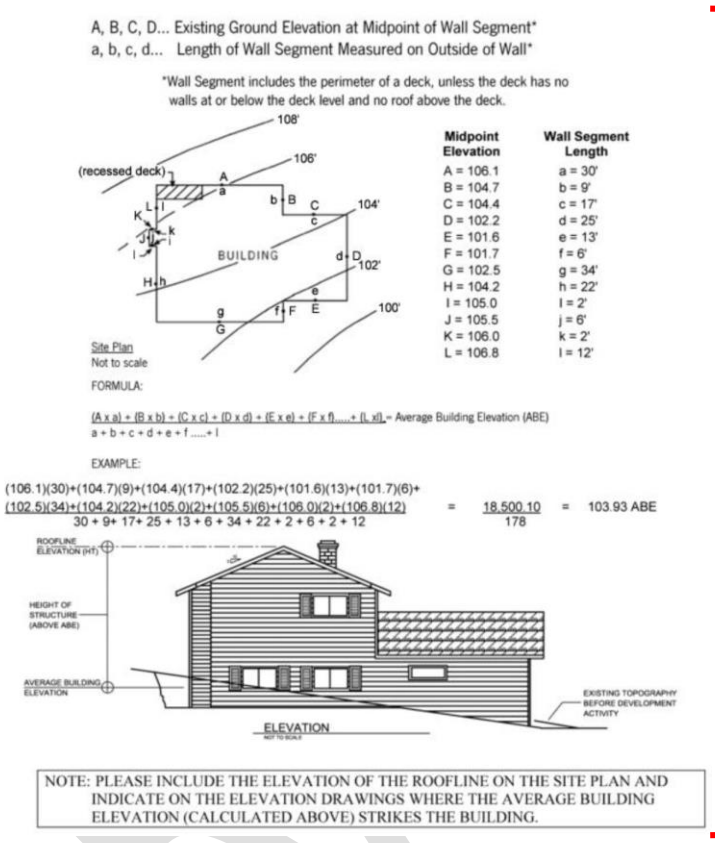
EXAMPLE:

$$\frac{(105.6)(47)+(102.5)(40)+(101.9)(47)+(105.2)(40)}{47 + 40 + 47 + 40} = \frac{18,060.5}{174} = 103.80 \text{ ABE}$$

NOTE: PLEASE INCLUDE THE ELEVATION OF THE ROOFLINE ON THE SITE PLAN AND INDICATE ON THE ELEVATION DRAWINGS WHERE THE AVERAGE BUILDING ELEVATION (CALCULATED ABOVE) STRIKES THE BUILDING.

Example from Kirkland – Temp placeholder for our own example

Figure 16.23.060(C)(b) Calculating Average Building Elevation, Option 2



Example from Kirkland – Temp placeholder for our own example