

City & State	Max. Height	Primary Type of Height Restriction	Secondary Height Restrictions (If Any)	Slope Adjustment (If Any)	Sloped Roof Adjustment (If Any)	Sources	Additional Notes/Context
Abilene, TX	35	Fixed Point (Lowest): The height shall be measured from the highest parapet or roof ridge to natural grade or finish grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.				Measurement: 2.5.1.2 Height: Table 2-2	
Albuquerque, NM	26	Fixed (Average) or Multi-Point (Average Terraced): The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO.		Yes. Inherent in height measure.	Yes. Measured to midpoint of highest roof surface.	Height: Part 14-16-2 Measurement: Part 14-16-7	
Anchorage, AK	30	Fixed Point (Average w/ downslope adjustment): Building height for most building types shall be measured as the vertical distance from grade plane to the midpoint (median height) of the highest roof surface. The grade plane for determination of structure height shall be the average of existing or finished grade, whichever is lower, abutting the structure at exterior walls. Where the grade slopes away from the exterior walls, the grade plane shall be established by the lowest points within the area between the building and the lot line, or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.		Yes. Inherent in average fixed point.	Yes. Measured to midpoint of highest roof surface.	Height: TABLE 21.06-1 Measurement: 21.06.030 Drawings: https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/12717/45474/7/21-06-030GradePlane.png	

Arcadia, CA	30-35	<p>Less than 20% grade: Fixed Point (Average): Structure height shall be measured from the average level of the highest and lowest existing grade elevation points of that portion of the site covered by the building, to the highest portion of the roof.</p> <p>More than 20% grade: Parallel Plane: For lots with an average slope of 20 percent or greater, structure height shall be measured from the adjacent existing grade to the topmost point of the roof . The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade.</p>	2 Stories	Yes for less than 20% slope; no for more than 20% slope.		<p>Height: 30 for Residential; up to 35 for mountain residential (Table 2-2)</p> <p>Measurement: 9103.01.050</p>	Note: Underground portions not counted (9103.01.020).
Asheville, NC	40	<p>Fixed Point (Fire Access Point): Vertical distance between ceiling of highest occupied floor to primary level of fire department access.</p> <p>Steep-slope (Mountain ridge and side) rules: Max. 30' at uphill facade and 40' at downhill facade on 15%+ mountainside slopes. Roof adjustment for sloped vs. flat roofs. Additional 12' uphill side and 20' downhill side if paint with light reflectivity value of 25% or less on downhill side plus 50' vegetation easement.</p>		Yes for lots sloping downward. Also see definition.	Yes. Max height is measured to ceiling (not roof)	<p>Height: 7-8-2 (SF Low Density)</p> <p>Measurement: 7-2-5 ("Building Height")</p> <p>Steep-Slope: 7-12-4</p>	
Aspen, CO	25	<p>General rule: Parallel Plane: vertical distance from top of building to natural grade w/in interior of building and lower of natural or finished grade at perimeter of building.</p> <p>For central business district with slopes 3 feet or less: Fixed Point: maximum height is measured at highest point of lot extended horizontally across entire lot.</p> <p>For lots with 10% or more slope downward from street, maximum height of building's front facade may extend horizontally for the first 10 feet of the building's depth.</p>		Yes. See height rule.	Yes. Measurement height changes based on pitch of roof.	<p>Max height: 26.710.080</p> <p>General rule: 26.104.100 (definitions); 26.575.020(f) ("Measuring Building Heights")</p> <p>Sloped-lot adjustment: 26.575.020(f)</p> <p>Roof: 26.575.020(f)(2)</p>	

Atlanta, GA	35	Fixed Point (Average Elevation): Building height: The vertical distance from grade to the mean level between the lowest and highest points of the roof of the highest story. The height of a building shall be the average building height based on the measurement of all elevations. The height of a building on each elevation shall be measured from the point of the average finished grade level of each elevation to the mean level between the lowest point on the edge of the eave of said elevation and the highest point of the roof over the highest story facing that same said elevation without regard to any intervening roof peak. Grade: The average level of the finished surface of the ground adjacent to the exterior walls of a building.		Yes. Inherent in average.		Measurement: 16.29.001 Height: 16-03.009
Augusta, GA	45	Fixed Point (Front Elevation): the vertical distance measured from the level of the established grade at the middle of the front of the building, to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip, or gambrel roof.	2.5 stories	Yes if lot slopes downward.	Yes. Adjustment upward for pitched roof.	Measurement: Appx. B, Sec. 2 Height: Appx. B, Sec. 8-6
Austin, TX	32	Fixed Point (Average Elevation): Vertical distance between roof measurement and average of highest and lowest grades adjacent to the building.	Setback Planes	Yes. Inherent in average. Plus 3 feet for floodplain.	Yes	Height: Sec. 2.2 Setback Planes: Sec. 2-6 Roof & Measurement: Sec. 3.4.1
Bakersfield, CA	35	Fixed Point or Multi-Point: "Building height" is the vertical distance above grade to the highest point of the coping of a flat roof, to the declline of a mansard roof or to average height of the highest gable of a pitched or hipped roof, whichever is applicable. The height of a stepped or terraced building is the maximum height of any segment of the building. Grade is lowest finished adjacent surface.		Yes. Inherent in measuring method.	Yes. Adjustment upward for pitched roof.	Height: Table 17.10-2 Measurement: 17.04.090
Baltimore, MD	35	Fixed Point (Front of Building): Height is measured from average elevation of front-facing wall to highest point of flat roof or mean height of pitched roof. Rooftop decks excluded.		Yes if lot slopes downward.	Yes. Adjustment upward for pitched roof.	Measurement: 15-301 Height: 8-401
Bee Cave, TX	35	Fixed (Average): height is midpoint of highest and lowest grade adjacent to building to highest point of building.		Yes. Inherent in average.	No.	Measurement: 3.4.1(g) Max. height: 3.4.1(g)
Bellevue, WA	35 (pitched roof) or 30 (flat roof)	Fixed Point (Average): The vertical distance measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or to the ridge of a pitched roof.		Yes. Inherent in average.	Yes. 5 feet higher for pitched roof.	Height: 20.20.010(44) Measurement: 20.50.012

Bentonville, AR	36	Fixed (Grade or Average): Building height shall be measured as the vertical distance from the elevation of the finished grade level to the highest point of the roof line or parapet wall. For sloped sites, building height is measured as the vertical distance from the elevation of the average of the highest and lowest finished grade level to the highest point of the roof line or parapet wall.		Yes. See height definition.		Height: 401.07(d) Measurement: 401.03(c) Diagram: https://bentonville.municipalcodeonline.com/book?type=ordinances#name=Sec_401.03_Calculations_And_Measurements
Birmingham, AL	35	Fixed (Average): The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height between eaves and ridge for gable, hip and gambrel roofs.		Yes. Inherent in average fixed point.	Yes. Measurement to average height of fixed roof.	Measurement: Appx. D, Tit. 1, Art. 4, Sec. 1. Height: Appx. D, Tit. 2, Art. 1, Sec. 3.
Boerne, TX	36	Fixed (Average): height is average elevation of finished grade at front of building to top of building.	2.5 stories max.	Yes. Inherent in average fixed point.	Yes. Measurement to average height of fixed roof.	Height: 3-5 Measurement/Roof: Appendix A (Definitions)
Boston, MA	35	Fixed (Average Front): Building Height (or Height of Building) means the vertical distance from grade to a certain point at the top of the building. grade shall be the average elevation of the ground between the building and: (i) the Lot line, or (ii) a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.	2.5 stories	Yes. Inherent in fixed point for lots sloping downward	Yes. Measurement to average height of fixed roof.	Height: Article 13, Table B Measurement/Roof: Art. 2-1
Boulder, CO	Varies (see height restriction definitions)	General rule: Fixed Point: 35' maximum distance between uppermost point of structure and measuring point. Measuring point is lowest natural grade within 25' of the lowest portion of the building (lowest point may be off property). Sloped lots rule: Modified Parallel Plane: for lots sloped greater than 20 degrees within buildable area, 25' maximum above natural grade below, provided that no part of building exceed 55 feet above the measuring point of the general rule.		Varies depending on fixed point or parallel plane.		General measurement rule: 9-7-5(b)(1) General max. height: 9-7-1 Sloped lots rule: 9-7-5(b)(2). Drawing: https://boulderrealestatenews.com/wp-content/uploads/2014/05/How-high-can-i-build.jpg

Branson, MO	35	Fixed Point (Average grade): Building height means the vertical distance from the grade to the highest point of the roof. For purposes of this definition, grade shall mean the average of the finished ground level at the center of each wall of a building containing ten percent or more of the combined perimeter length of all walls of the building, measured either ten feet away from the building, or at the property line if the building is less than ten feet from the property line.		Yes. Inherent in average.		Measurement: 94-5 Height: 94-38; 94-39	
Buckeye, AZ	30 or 35	<p>General Rule: Fixed Point (Average): Building Height. The vertical distance of a building as measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the coping or parapet of a flat roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.</p> <p>Sloped (greater than 15%) lots: Parallel Plane With Exceptions: No part of any structure shall penetrate an imaginary plane (the "sloping plane of measurement"), the height of which is 30 feet measured vertically from the highest ridge or parapet of the building to the existing natural grade directly beneath that point. Minor topographic variations may be excluded from those measurements if those areas are less than 25 feet in width. Exposed building walls measured in a vertical plane shall not exceed a height of 30 feet measured from the lowest point of the wall to the top of the wall. In addition, the overall projected height will be measured from the lowest wall improvement attached to the main structure to the highest ridge or parapet, and be limited to 45 feet. Exceptions to the maximum height requirements are allowed for architectural features that are less than ten percent of the entire roof area.</p>		<p>Yes.</p> <p>Inherent in average for less than 15% sloped lots.</p> <p>In addition, for sloped lots: (1) exclude topographic variations less than 25 in width; and (2) exception for up to 10% of roof area.</p>	Yes. Upwards for pitched roof.	<p>Height: TABLE 4.1-1</p> <p>Measurement: 10.3</p> <p>Hillside measurement: 5.2.3.</p>	
Burlington, VT	35	<p>Flat Lots: Fixed Point (Street): height is measured from public way where front wall is within 50 feet of street.</p> <p>Sloped Lots: Interval Averages: Building height shall be measured from the average grade along the street-facing façade at intervals of no less than 32-feet or more than 65-feet along the entire length of the street-facing façade(s).</p>		Yes. Inherent in definition.	Yes.	5.2.6	

Cedar Rapids, IA	35	Fixed Point (Average): Height in feet is measured as the vertical distance from the finished grade to the uppermost point of the structure. Finished grade is the final elevation of the average ground level adjoining a building at all exterior walls after development		Yes. Inherent in average fixed point.		Height: 32.02.03 Measurement: 32.04.05	
Chapel Hill, NC	40	Fixed Point (Centerpoint): Maximum Core Height: The core height provides additional allowable height on the interior of a zoning lot based on the horizontal distance measured away from the perimeter setback line of the lot. The allowable core height increases with the distance interior to the lot	Tenting (29 at setbacks; up 1 foot in height for each 2 feet in horizontal distance)	Yes. Inherent in definition.		Height: Table 3.8-1 Measurement: 3.8.2	
Charleston, SC	35	Fixed Point (Curb): The vertical distance measured from the curb line to the highest point on the finished roof, including appurtenant parts and mechanical penthouses, of the structure. Elevator shaft penthouses set back from the side lines of the building a distance equal to the height of such shafts shall be excluded for the purpose of measuring height.	2.5 stories	Yes. Inherent in fixed point for lots sloping downward		Height: Table 3.1 Sec. 54-120 Measurement: 2-020	
Charleston, WV	35	Fixed Point (Average Front): The vertical distance of a building measured from the average grade level at the front line of the building to the highest point of the roof if the roof is flat or mansard, or to the average level between the eaves and the highest point of the roof if the roof is of any other type.	2.5 stories	Yes. Inherent in fixed point for lots sloping downward	Yes. Average level of pitched roof.	https://www.charlestonwv.gov/sites/default/files/documents/2022-01/Zoning%20Ordinance%20Amended%20to%2012-20-21.pdf	
Charlotte, NC	35 or 40	Fixed Point (Average): The vertical distance between the average grade at the base of a structure and the highest part of the structure. The average grade is calculated by adding the lowest point and highest point along the base of the structure and dividing the total by two. Each building elevation along a building line will have an average grade. The average grade along a building line may also be calculated by adding all points, at five-foot intervals, starting at the corner along the base of the building and dividing the total by the number of points.		Yes. Inherent in average fixed point.		Measurement: 2.201 Height: Table 9.205(1)(j)(A)	

Charlottesville, VA	35	Fixed Point (Average): The term "height," when applied to a building or structure shall refer to the vertical distance measured perpendicularly from grade to the highest point on such building or structure. Grade means, with reference to a building or structure: the average level of the ground adjacent to the exterior walls of the building. In a case where walls are parallel to and not more than fifteen (15) feet from a sidewalk, the grade may be measured at the sidewalk.		Yes. Inherent in average fixed point.	Yes. Adjustment upward for pitched roof.	Measurement: 34.1100 Grade: 34.1200 Height: 34.353	
Chattanooga, TN	35+	Fixed Point (Front): the height shall be measured starting from the average finished grade at the front of the building and measured vertically to the highest point of a roof surface of a flat roof, the deck line of a mansard roof or to a point one-half (½) the height of a gable, hip or gambrel roof. No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except that a building may exceed these height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines.	2.5 Stories	Yes. Inherent in fixed point for lots sloping downward	Yes. Adjustment upward for pitched roof.	Measurement: 38.64 Height: 38.44	
Cincinnati, OH	35	Fixed Point (Front): Building height is measured from the established grade in the front of the lot or from the average natural grade at the building line, if higher to the top of the cornice of flat roofs, or to the deck line of a mansard roof, or to the mid-height of the highest gable or dormer in a pitched or hipped roof, or, if there are no gables or dormers, to the mid-height of a pitched or hipped roof.		Yes. Inherent in fixed point for lots sloping downward	Yes. Adjustment upward for pitched roof.	Measurement: 1400-27-H Height: 1403-07	
Cleveland, OH	35-50	Fixed Point (Average): "Building height" means the vertical distance measured from the grade level to the average height of the coping of the street or outside wall for flat roofs, to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, gambrel or hip roofs.		Yes. Inherent in average fixed point.	Yes. Adjustment upward for pitched roof.	Measurement: 325.34 Height: 353.01, 353.02	Height can be increased above 35, with height limit rising one foot for each foot away from setbacks, up to 50 feet max.

Colorado Springs, CO	35	Fixed Point (Average or Segment Average): The vertical distance measured from the average finished grade adjoining the building to the highest point of a gable, hipped, or gambrel roof. If a flat roof, height would be measured to the highest point of the building, excluding the parapet. The average elevation of the finished grade adjoining the building shall be the average of the exposed exterior elevations of all major corners of the building. The height of a stepped or terraced building is the average of the highest and lower height of any segment of the building.		Yes. Inherent in average fixed point.	Yes. Adjustment upward for pitched roof.	Measurement: 7.6.204 Height: 7.2.203 Drawings: https://codelibrary.amlegal.com/code/s/coloradospringsco/latest/coloradosprings_co/0-0-0-56026	
Columbia, SC	40	Fixed Point (Average): The height of a building shall be determined by measuring from the average finished ground elevation at the base of the structure to the highest point of the roof of the structure.		Yes. Inherent in average fixed point.		Height: 17-3-2 Measure: 17-9.2	
Columbus, OH	35	Fixed Point (Higher of Curb or Finished Grade at Center): is the perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs, the measurements in all cases to be taken through the center of the facade of the house.		Yes. Inherent in definition.	Yes. Adjustment upward for pitched roof.	Measure: 3303.08 Height: 3332.29	
Culver City, CA	26 (Flat roof) or 30 (pitched roof)	Parallel Plane w/ Average Grade Pad: The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. "Existing Grade" shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been, artificially raised to gain additional building height. When a property is located in a residential zone along a sloping street of 5% or greater elevation of the new building pad construction shall be consistent in rise along the street and shall be the average elevation of the adjoining lots calculated as the sum of the adjoining lot elevations divided by two, unless otherwise prescribed by the Building Official.	2 stories		4 feet higher for pitched roof.	Height: 2-3 Measurement: 17.300.025 Grading: 17.300.045	

Dallas, TX	30	Fixed Point (Average Grade): Height is vertical distance from grade to top of structure. Grade "means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure."		Yes. Inherent in average fixed point.		Height: 51A-4.112 Measure: 51A-2.102
De Moines, IA	42		3 Stories; Maximum 14' per story.			Height: 135-2
Denver, CO	30-35	Fixed Point (Front & Rear Base Planes): Height is measured from two base planes, front and rear portions of lot, based loosely on average grade for each plane.	Tenting	Yes. Inherent in fixed points loosely based on averaging.		Height/Tenting: 3.3.3.3
Dripping Springs, TX	40	Parallel Plane: height is vertical distance between highest point of structure and lower of natural or finished grade at any point.	2.5 stories			Height: 3.3.3 Measurement: 4.3.4.1
El Paso, TX	35	Fixed Point (Average at Curb): "Height of building" means the vertical distance measured from the mean elevation of the top of the street curb, within the lot limits, to the highest point of the structure, exclusive of chimneys, ventilators, air conditioners and ducts, elevator equipment, flagpoles, communication antennas, church spires, belfries, water towers, or other similar vertical projections.		Yes if downward slope.		Measurement: 20.02.156 Height: Table Appendix B.
Estes Park, CO	30	Fixed Point (Average): Height means vertical distance from average finished grade to top of building.		Yes, inherent in average.		Height: Table 4-2 Measurement: 1.9(e) (Rules of Measurement)
Eureka Springs, AR	35	Fixed Point (Street): Height is distance above primary street frontage.	2.5 stories visible from primary street frontage.	Yes. Inherent in fixed point for lots sloping downward.		Height/Measurement: 14.08.010
Fayetteville, AR			3 Stories			Height: 161.06
Fort Collins, CO	28	Fixed Point (Average): building height shall be measured from the average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure.		Yes. Inherent in average fixed point.		Height: 4-4
Fort Worth, TX	35	Fixed Point (Curb or Front Average): the height of a building shall be the vertical distance measured from the curb level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade along the front of the building.		Yes. Inherent in fixed point for lots sloping downward.	Yes. Measurement to average height of fixed roof.	Height: 4-702 Measurement: 6.100 Drawing of roof measurement: https://codelibrary.amlegal.com/code_s/ftworth/latest/ftworth_tx/0-0-0-38192#JD_App.A6.100

Fredericksburg, TX	28	Fixed (Average by Segment): height is measured from average of highest and lowest grade to highest point of structure. Note: Each defined building "segment" gets its own separate average height measurement.	2.5 stories max.	Yes. Inherent in average fixed point.	Yes. Measurement to average height of fixed roof.	Height: 3.100 (Single Family Residential) Measurement/Roof/Segment: 7.510	
Fresno, CA	35	Fixed Point (Average): Building height is measured from the average level of the highest and lowest points where the vertical plane of the exterior walls would touch the natural grade level of the site to the highest point on the roof.		Yes. Inherent in average fixed point.		Measurement: 15-305 Height: TABLE 15-903-2	
Grand Rapids, MI	35	Fixed Point (Average at Exterior Walls): When measured in feet, building height shall be measured as the vertical distance from the finished grade adjacent to the structure to the highest point of a flat roof; to the deck line of a mansard roof; and to the average height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof. When the terrain is sloping, the finished grade shall be the average of the elevation of the ground for each side of the structure, as measured six (6) feet from the exterior walls of the structure. Where specified in stories, building height shall be measured in the number of stories entirely above the finished grade for any elevation fronting on a public street, including habitable attics, half-stories, and at-grade structured parking.	2.5 stories	Yes. Inherent in average fixed point.	Yes. Upwards adjustment for pitched roof.	Measurement: Sec. 5.2.06. Height: Table 5.5.07.A. Drawings: https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/12116/439806/5-2-06.png	
Granite Shoals, TX	35	Fixed Point (High Front). Height = means the vertical distance from the highest point of the property to the highest point of the structure. / No building shall exceed two stories in height, and no building shall exceed a maximum of 35 feet in height measured from the highest terrain elevation on the front side of the building.	2 stories	Yes. Inherent in high fixed point.		https://ecode360.com/40172259#40172396	
Greensboro, NC	50	Fixed Point (Average): Building height is the vertical distance measured from the average elevation of the finished grade to the topmost section of the highest roof surface of any flat roof or the highest point of the highest pitched roof.	3 stories	Yes. Inherent in average fixed point.		Measurement: 30-7-1.7 Height: Table 7-1, R-3	
Harrisburg, PA	36	Fixed Point (Average): The vertical distance from the grade to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof. Grade is average of ground adjacent to exterior walls.		Yes. Inherent in average fixed point.	Yes. Upward adjustment for pitched roof.	Height: 7-307 Attachment 1 Measurement: 1-302	

Honolulu, HI	Varies	Hybrid Approach: The maximum height of structures is determined by the building envelope created as the result of the intersection of two planes. The first plane is measured horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane runs parallel to grade, as described in § 21-4.60(b), measured at a height of 30 feet. If the two planes do not intersect, then the building envelope is determined by the first plane.	Tenting.	Varies		Measurement/Height: 21-3.70-1	
Hot Springs, AR	35	Fixed Point (High Point): Maximum height is 35 feet measured at high side of the lot.	3 stories max.	Yes. Inherent in fixed high point.		Height/Measurement: 16-2-28	
Indianapolis, IN	35-45	Fixed Point (Front): the vertical distance from the grade level abutting the façade measured to the highest point		Yes. Inherent in fixed point for lots sloping downward.		Height: Table 744-201-1 Measurement: 740-202; 740-303	
Jackson, MS	35	Fixed Point (Street): The vertical distance measured from the base point of measurement to the highest point of the parapet or coping of a flat roof, or the deck line of a mansard roof, or one-half the distance between the eave and the ridge line of the highest gable of a pitch or hip roof. When the building is within fifty (50) feet of a street right-of-way, base point of measurement shall be defined as the average elevation of the street crown on that of street occurring between the end lines of the building when projected perpendicular to the street right-of-way. When the building is more than fifty (50) feet from a street right-of-way, base point shall be defined as the average elevation of grade or paving surrounding the building.		Yes. Inherent in fixed point for lots sloping downward.	Yes. Upward adjustment for pitched roof.	Measurement: 202.24 Height: 602.02.03	
Jacksonville, FL	35+	Height of building or building height means the vertical distance from the required finished floor to the peak of the roof or parapet; provided, however that height may be measured from up to three feet above the required finish floor elevation or up to three feet above the existing grade				Height: 656.305 Measurement: 656.1601	Measuring point at grade or one foot above floodplain, whichever is higher.
Kansas City, MO	35+	Fixed Point (Average to Top of Wall): The height of the proposed residential building shall be measured from the average grade at ground level to the top of the main wall below the roofs eave. For buildings with dormers on the front façade, the top of the wall below the eave of the dormer shall be included in the height if the dormer exceeds 50% of the width of the façade.	Stories limited to those of adjacent homes.	Yes. Inherent in average fixed point.		Height: Table 110-2 88-110-07-D	

Knoxville, TN	35	Fixed Point (Front): Maximum building height is measured as the vertical distance from grade at the front building line or, when on the Tennessee River, measured from the elevation of 813 feet above sea level to: a.The top of a flat roof, including structures designed with a decorative mansard roof concealing a flat roof. b.The deck line of a mansard or gambrel roof. c.The midpoint height between the eaves and the ridge in the case of a pitched roof.		Yes. Inherent in high fixed point.	Yes. Upwards adjustment for pitched roof.	Measurement: 2-4 Height: Table 4-2	
La Crosse, WI	35	Fixed Point (Average Front): The vertical distance from the mean elevation of the finished grade along the building line at the front of the building to the highest point of a flat roof, or the deck line of a mansard roof, or to the highest point of a gable, hip, and gambrel roofs.	2.5 stories	Yes. Inherent in average fixed point.		Measurement: Sec. 115-1 Height: Sec. 115-143	
Lago Vista, TX	35	Fixed Point (High): The vertical distance measured from the highest undisturbed natural grade of the applicable lot to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the highest gable of a pitched or hipped roof.		Yes. Inherent in high point.		https://lagovista.municipalcodeonline.com/book?type=ordinances#name=EXHIBIT_A_ZONING_ORDINANCE	Flood plain adjustment: Special consideration may be given to the condition encountered when the highest point in elevation of the building lot is at or below the federally designated 100-year flood level. In an area below the elevation of the 100-year flood level, the first floor elevation will be one (1) foot above the federally designated flood level. In these cases, the maximum roof height of the building may be measured from one (1) foot above the federally designated flood level.

Laguna Beach, CA	25-30 depending on slope	Infinite (Parallel-Plane-like) with Height Adjustments for Slope and Exception by Design Board: "Height, building" means one or more of the following: (a) The vertical distance from any point on the finished roof surface to the finished floor surface of the lowest floor measured directly below or to the natural or finished grade, whichever is more restrictive or lower. If the entire lowest floor, measured from the finished floor surface of the floor above, is located completely below natural or finished grade, whichever is more restrictive, then the building height shall be measured to the top of the finished floor of the next level directly above that subterranean level; (b) For purposes of measuring the height above the front lot line, an applicant may have the option of measuring by one of the following two options: (1) The vertical distance from the curb, street centerline or property line to the highest point of the roof, whichever is the applicable measurement as required under the specific chapters of this title. The elevation of the curb shall be taken on top of the curb at a point created by the intersection of the curb and a line perpendicular to and intersecting the midpoint of the front lot line. In the event, there is no curb, height shall be measured from the centerline of the street to the top of the roof. The elevation of the centerline of the street shall be taken at a point created by the intersection of the centerline and a line perpendicular to and intersecting the midpoint of the front lot line; or (2) At every point along the curb or street center line. (c) For purposes of measuring the height above the rear lot line, the elevation of the rear lot line shall be taken at every point along the rear		Up to 5 additional feet depending on slope of lot. Sec. 25.10.008 Full basement is not counted.		Height and slope adjustment: 25.10.008 Measurement: 25.08.016 Design Board Exception: The above height requirement may be modified by the design review board when it is determined that the unique topography and/or site conditions make such modifications unavoidable and when the proposed development preserves and maintains viewsheds, air, light, privacy, and neighborhood character, minimizes building mass and bulk and, where applicable, is consistent with the City's Design Guidelines for Hillside Development as adopted by Resolution No. 89-104 or as amended thereafter.	
Lakeway, TX	32	Fixed (High Point): Maximum height is 32 feet above the highest natural grade under the slab.		Yes. Inherent in high point.		Rule: 30.03.002(b) (Maximum height) Measurement: 19.18.020	
Las Vegas, NV	35	Fixed (Front): Building height refers to the vertical distance between the average finished grade along the front of a building and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.	2 Stories	Yes. Inherent if sloping downward.	Yes. 35' to top of flat roof or mid-point of pitched roof.	Height: 19.06.065 Drawings: https://online.encodeplus.com/regs/asvegas-nv/doc-viewer.aspx#secid-374	Facade articulation required

Little Rock, AR	35	Fixed (Center): Distance in central axis of building between elevation of lowest finished floor to high point.		Yes. Inherent in fixed point.	Yes. For flat roof, high point is ceiling of top story. For pitched roof, high point is mean height between eaves and ridge.	Height: 36-253(c) Measurement/Roof: 36-2 ("Building Height")	
Los Angeles, CA	Gen. rule: 45	<p>General Rule: Fixed (Low Point): Height is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Grade is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. Hillside Area Grade shall be defined as the Elevation, at the perimeter of a Building or Structure, of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action.</p> <p>Limited Rule: Some height-limited districts use parallel plane: Envelope height (otherwise known as vertical height or "plumb line" height) shall be the vertical distance from the Hillside Area Grade to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the adjacent Hillside Area Grade at the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height</p>		Yes for limited-rule height districts with parallel plane: for homes with slopes of 25% or less, height is 28 or 30 (depending on zone). In those same zones, for homes with slopes of greater than 25%, height rises to 33 or 36, respectively (depending on zone).		Measurement: 12.03 Height: 12.21.1 Limited Rule 12.21 (Figure 12.21 C.10.(d)(1)(i))	
Louisville, KY	35	Fixed Point (Average Front): height of principal structures shall be measured from grade at the front and street side of the building or structure to the highest point of the coping of a flat or mansard roof; or to the mean height level between eaves and ridge for gable, hip or gambrel roofs; or to the mean height level between highest and lowest portion of a rooftop parapet wall.		Yes. Inherent in fixed point for lots sloping downward.	Yes. Upward adjustment for pitched roof.	Height: Table 5.2.2 Measurement: 5.1.7J	

Lubbock TX	35	Fixed Point (Average Front or High): The height of a building or portion of a building shall be measured from the average established grade at the street lot line or from the average natural ground level, if higher; or if no street grade has been established, to the highest point of the roof's surface if a flat surface, to the deck line of mansard roofs, and to the mean height level between eaves and ridges for hip or gable roofs.	2 Stories	Yes. Inherent in fixed point.	Yes. Upward adjustment for pitched roof.	Height: 40.03.210 Measurement: 40.01.003
Macon, GA	35	Fixed Point (Average Front): The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the mean height level between the eaves and ridge for gable, hip, and gambrel roofs, and to the deck line for a mansard roof.		Yes. Inherent in average fixed point for lots sloping downwards.	Yes. Upward adjustment for pitched roof.	Measurement: 1.02 Height: 9.07
Madison, WI	35	Fixed Point (Average With Limit): For principal buildings and structures, height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.	2 Stories	Yes. Inherent in average fixed point, up to 15%.		Height: 28.035 Measurement: 28.134
Marin Co, CA	30 to 40	Parallel Plane With Up to 10-Foot Bonus: Maximum height shall be measured as the vertical distance from grade to an imaginary plane located the allowed number of feet above and parallel to the grade. Dwellings may be increased in height without Variance approval by a maximum of 10 feet when side setbacks of 15 feet or greater are provided.		See height definition.		Measurement: 22.20.060 Height (30): TABLE 2-5 Extra 10: 22.20.060
Milwaukee, WI	45	Fixed Point (Average): Building height shall be measured from finished grade to the highest point of the building. Where a building is located on a sloping lot, the building height shall be the average of the building height on each building elevation, measured at the mid-point of the elevation.		Yes. Inherent in average fixed point.		Height: 295-205

Minneapolis, MN	28-33	Fixed Point (Front): The vertical distance from the natural grade measured either at the curb level or at a point ten (10) feet away from the front center of the structure or building, whichever is closer, to the top of the highest point of the structure, unless otherwise exempted or defined in this ordinance. Where the roof is the highest point of the structure, height is measured to the top of the highest point of the roof on a flat or shed roof, the deck line on a mansard roof, or the average distance between the eave edge and the ridge level for gable, hip and gambrel roofs.	2.5 stories	Yes. Inherent in fixed point for lots sloping downward.	Yes. Rule is 28 maximum but up to 33 for pitched roof.	Measurement: 565.90 Height: Table 540-7	
Missoula, MT	30 (flat) or 35 (pitched)	Fixed Point (Low): Building height is measured as the vertical distance from the lowest point where the building line meets existing grade to the highest point of the subject building. The highest point of the building is the coping of a flat roof, the top of a mansard roof or shed roof, or the peak of the highest gable of a gambrel or hip roof.			Yes. Inherent in height rule.	Height: Table 20.05-3 Measurement: 20.110.060	
Montgomery, AL	35		2 stories			Article VII, Sec. 2	
Nashville, TN	45	Fixed Point (Average Elevation): Distance between average elevation of four exterior corners to eave or roof deck. If exposed basement no more than 7 feet above finished grade, measure from ceiling of basement.	3-stories max	Yes. Inherent in average fixed point.		Height/Method: 17.12.060	
New Braunfels, TX	35	Fixed Point (Average Elevation): height means vertical distance between average elevation of finished grade surrounding structure to highest point of structure. Average uses midpoints of exterior walls.		Yes. Inherent in average fixed point.		Measurement: 144-1.4 Height: 144.3.4-2	
North Salt Lake, UT	35	Fixed Point (High): Maximum height is distance between measuring point (foundation of highest finished grade) to highest point of building. Buildings on sloped lots may add a basement of up to 10 feet between lowest finished grade and measuring point.		Yes, inherent in fixed point. Max 10 extra feet.		Height: 10-10-3 Measurement: 10-1-25 (includes drawing: https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-16717	

Oakland, CA	Varies (see height restriction definitions)	<p>Parallel Plane: Vertical distance between top of building to horizontal line at finished grade of perimeter.</p> <p>General Rules: 25 max wall height; 30 maximum pitched roof height. For lots with 20-40% slope: 32 wall height; 36 pitched roof. For lots with 40-60% slope: 34 wall height; 38 pitched roof height. For lots with greater than 60% slope: 36 wall height; 40 pitched roof height.</p>		Yes. See height restriction rule. Upward adjustment for sloped homes.	Yes. Significant height adjustment for pitched roof.	<p>Measurement: 17.09.040 ("height")</p> <p>Heights: 17.15.050 (Property development standards)</p>	
Oklahoma City, OK	35	Fixed (Center Front): The vertical distance from grade to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof. When a building faces on more than one street, the height shall be measured from the average of the grades at the center of each street front.	2.5 stories	Yes. Inherent in fixed point for lots sloping downward.	Yes. Height adjustment for pitched roofs.	<p>Measurement: 59-2150</p> <p>Height: Table 540-7</p>	
Omaha, NE	35	Fixed (Average Adjacent): The vertical distance from the established grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height between eaves and ridge for a gable, hip, shed or gambrel roof. Where a building is located on a slope, height shall be measured from the average grade level adjacent to the building.		Yes. Inherent in fixed point.	Yes. Adjustment for pitched roof.	<p>Measurement: 55-21</p> <p>Height: Sec. 55-126</p>	
Overland Park, KS	35	Fixed Point (Average Front): the distance shall be from the average ground level at the front of the residence to the highest point of a flat roof, the deck line of a mansard roof, or the average height between the plate and ridge of a gable, hip, shed or gambrel roof.	2.5	Yes. Inherent in fixed point.	Yes. Adjustment for pitched roof.	<p>Height: 18.180.030</p> <p>Measurement: 18.110.310</p>	
Peoria, IL	35	Fixed Point (Curb): The vertical distance measured, in the case of flat roofs, from the curb level to the level of the highest point of the roof beams adjacent to the street wall, and in the case of pitched roofs, from the curb level to the mean height level of the gable. Where no roof beams exist or where there are structures wholly or partly above the roof, the height shall be measured from the curb level to the level of the highest point of the building.		Yes. Inherent in fixed point.	Yes. Adjustment for pitched roof.	<p>Measurement: 10.3</p> <p>Height: 4.2.4</p>	

Philadelphia, PA	38	Fixed Point (Average): the vertical distance from the average ground level at the base of the structure to the top of the structure, provided, that if height is measured on a gable wall of a building, the top of the building shall be considered to be the midpoint height between the eaves and the ridge.		Yes. Inherent in fixed point.	Yes. Adjustment for pitched roof.	Height: Table 14-701-1 Measurement: 14-202	
Phoenix, AZ	30	Fixed Point (Average): The vertical distance measured from the higher of the natural grade level or the finished grade level established by the Planning and Development Department pursuant to the Floodplain or Grading and Drainage Regulations of the City to the highest level of the roof surface of flat roofs; or to the mean height between eaves and ridge of gable, gambrel, or hip roofs. Grade is average elevation of ground adjoining structure.	2 stories	Yes. Inherent in fixed point.	Yes. Adjustment for pitched roof.	Measurement: Sec. 202 Height: Sec. 609	
Pittsburgh, PA	40	Fixed Point (Average at Front): When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.	3 Stories Max.	Yes. Inherent in average.	Yes. Adjustment for pitched roof.	Height: 903.03.A.2 Measurement: 925.07.A	
Portland, OR	30	Fixed Point (high/low): Distance between highest portion of building and reference point. Reference point either (1) lowest grade within 5' of building if lowest grade is not more than 10' below highest grade within 5' of building; or (2) 10' above lowest grade within 5' of building if lowest grade within 5' of building is more than 10' below highest grade within 5' of building. Sloped Lots: If lot slopes downward away from street with 20% or greater slope, height limit is 23' above average grade of the street or fixed point (high/low), whichever is greater and front setback is reduced 5-10'. If lot slopes upward away from street with 20% or greater slope, front setback is reduced 5-10'. Tenting applies to reduced setback areas.		Yes. See primary height restriction.	Yes.	Fixed point, roofs: 33.930.050 (Measuring Height) Sloped Lots Setback Reductions: 33.110.220.D. Sloped Lot Height Adjustments: 33.110.215.D. ("Alternative height limits for steeply sloping lots.") https://www.portland.gov/ppd/residential-infill/measuring-height	

Poulsbo, WA	35	Multi-Point (Segment Average): Building height is the vertical distance measured from the average elevation of the finished grade at an exterior building wall or building segment to the highest point of the building wall or building segment. The overall building height shall be calculated as the average of all building sides. A building segment is when a break in the roof line, change in number of stories, or break in finished grade occurs.		Yes. Inherent in average measurements.	Measurement: 18.150.050 (drawing available) Height: 18.70.050	
Raleigh, NC	40	Fixed or Multi-Point (Average or Segment Average): Building height is measured from average grade to the top of the highest point of a pitched or flat roof, not including a maximum parapet wall encroachment. Building height must be met for the entire building, unless the multiple module height method is used in which case building height must be met for each module. Average grade shall be determined using one of the following methods: a. Single Building Height Method i. Average grade shall be considered to be average post-development grade above sea level along the building elevation most parallel and closest to the primary street setback. b. Multiple Module Height Method i. As an alternative option to the single building height method, measurement of height for a building can be broken down into two or more building modules each with a separate average grade for the purposes of determining the height in feet and number of stories for the individual modules. ii. Average grade for each module shall be considered to be average post-development grade above sea level along the building module elevation most parallel and closest to the primary street setback.	3 stories	Yes. Inherent in averaging.	Measurement: 1.5.7. Averaging method drawings: https://user-2081353526.cld.bz/UnifiedDevelopmentOrdinance/28/	

Reno, NV	35 or 45	<p>General Rule: Fixed Point (High/Low) Terraced: Multi-Point (High of Segment)</p> <p>The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:(1)The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.(2)An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in a. is more than ten feet above lowest grade.(3)The height of a stepped or terraced building is the maximum height of any segment of the building.</p>	2.5 or 3 stories	Yes. Inherent in measure.	Yes. Adjustment for pitched roof.	Height: 18-02-203 and 18-02-204 Measurement: 18.09.207
Richmond, VA	35	Fixed Point (Average): Building, height of, means the vertical distance from mean grade level to the highest point of a flat roof; to the deck line or highest point of the coping of a mansard roof; or to the mean height level between the eaves and the ridge of a gable, hip, shed or gambrel roof.		Yes. Inherent in average.	Yes. Adjustment for pitched roof.	Height: 30-402.7
Roanoke, VA	35					Height: Sec. 36.2-312
Rollingwood, TX	35	Fixed Point (High/Low): Vertical distance between reference datum and highest point of building. Reference datum is (1) elevation of highest adjoining native ground of exterior wall if no more than 10 feet above lowest adjoining native ground; or (2) elevation of 10 feet above lowest adjoining native ground of exterior wall if elevation of highest point is more than 10 feet above lowest adjoining native ground.		Yes. Inherent in measurement. Limited to 10'.	No	Max. height: 107-71 (Maximum permissible height) Building height: 107-3 (Definitions)
Salt Lake City, UT	20 or 28	Parallel Plane With Height Adjustment: the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.	Tenting to 20 on side setbacks.	Yes: see height restriction.	Yes. 28 for pitched roof. 20 for flat roof.	21A.24.050
San Antonio, TX	35	Fixed Point (Average): The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the declline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.	2.5	Yes. Inherent in average.	Yes. Upward adjustment for pitched roof.	Measurement: 35-A101

San Francisco, CA	Varies	Varies. For lots sloping away from street, height is measured above curb at centerline of house for first 100' deep. For lots sloping upward away from street, height is measured above curb at centerline of house for 10 feet, then stepping up based on formula from ground level.		Yes.	Yes. Adjusted upward for pitched roof to average height of pitched roof.	Sec. 260	
San Jose, CA	35	<p>Parallel Plane (Grade at Property Lines): The "height" of a structure at any point is the vertical distance between its top surface and the "grade" immediately below it. For purposes of this section, "grade" shall be determined as follows:</p> <p>A. For any point on the top surface of a structure, "grade" is the intersection of the vertical line, through said point, with a straight line which passes through:</p> <ol style="list-style-type: none"> 1. The vertical line, and 2. The nearest point of the property line nearest to the vertical line, and 3. A point on a second property line opposite to the first property line. <p>Said property lines shall be property lines of the same lot on which the structure being measured is constructed or installed and said property lines shall be assumed to lie on the surface of the finished ground elevation.</p>	2.5			<p>Height: Table 20-60</p> <p>Measurement: 20.200.510</p>	

San Luis Obispo, CA	30 plus 30" for pitched roof.	<p>Flat Lots (less than 16% slope): Fixed Point (Average): For flat lots and lots with an average (cross-parcel) slope of less than sixteen percent, the height of a building or structure shall be measured as the vertical distance from the average level of highest and lowest existing grade of that portion of the site covered by the building to the topmost point of the roof, including parapets but excluding features outlined in subsection C of this section. The average level of the ground is determined by adding the elevation of the lowest point of the part of the lot covered by the building to the elevation of the highest point of the part of the lot covered by the building and dividing by two.</p> <p>Sloped Lots (more than 16% slope): Parallel Plane (Adjacent Grade): For lots with an average (cross-parcel) slope of sixteen percent or greater, the height of a building or structure shall be measured as the vertical distance from the adjacent existing grade to the topmost point of the roof, including parapets but excluding features outlined in subsection C of this section. The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located at the allowed height above and parallel to the grade.</p> <p>Average Cross-Slope Calculation. Average cross-slope is the ratio, expressed as a percentage of the difference in elevation to the horizontal distance between two points on the perimeter of the area for which slope is being determined. The line along which the slope is measured shall run essentially perpendicular to the contours. 1. Where a site does</p>				<p>Height: Table 2-4</p> <p>Measurement: 17.70.080</p> <p>Slopes: 17.70.090</p>	
San Marcos, TX	35	<p>Fixed Point (Average): Height is vertical distance between average grade to top of building. Average grade is average of highest and lowest pre-development elevation at front setback.</p> <p>Sloped Lots: Where lot slopes downward from front property line, one additional story may be built beneath building.</p> <p>Basement: A basement with 50% or more of its perimeter wall area surrounded by finished grade is not counted as a story.</p>	Two Stories	Yes, inherent in average measurement, plus extra floor for sloped downwards lots.	Yes. Additional height permitted above average of pitched roof.	<p>Measurement: 4.3.4.1 (Measuring Height)</p> <p>Max height: 4.4.1.3 (Single Family - 6)</p> <p>https://user-3vpeqil.cld.bz/San-Marcos-Development-Code-Effective-10-17-23/</p>	

Santa Clara, CA	25 or 32	Fixed Point (Lowest finished grade): Height is a vertical distance from the "grade" to the highest point of the coping that defines the volume of the building of a flat roof, or to the deck line of a mansard roof, or to the highest gable of a pitched or hipped roof. Grade is the lowest point of elevation of the finished surface of the ground between the exterior wall of a structure and a point five feet distant from such wall.				Height: Table 2-3 Measurement: 18.60.080 (height) 18.60.070 (grade)	
Scranton, PA	35	Fixed Point (Average Perimeter): The maximum height of a building and/or structure measured from the average finished grade at perimeter of the base of the building and/or structure to the highest point of such building and/or structure		Yes. Inherent in average.		Measurement: 2.2 Height: 3.4	
Seattle, WA	30	Fixed Point (Average): Height is calculated as distance above average grade. Owner has option to calculate average grade over entire building area or by segments of the building. Averaging by section creates a terraced look.		Yes. Inherent in average.	Yes. Additional 5 feet for pitched roofs.	Height rules: https://www.seattle.gov/dpd/Publications/cam/cam220.pdf Averaging method: 23.86.006 https://www.seattle.gov/dpd/codes/dr/DR2012-4.pdf	
Sedona, AZ	It's complicated	Three-plane height rules with many exceptions. (1) An overall height limit plane of 40 feet from lowest grade adjacent to building to highest portion of roof; (2) a fixed-point (high) plane of 22 feet above highest natural grade of building area; and (3) a parallel plane of 22 feet above grade at all points plus 5 feet for pitched roof plus up to 5 more feet for wall articulation and light reflectance.		Yes. See height rules.	Yes. See height rules.	2.24E	
Spokane, WA	40	Fixed Point (Average Perimeter): Building height is the vertical distance from the average grade to the highest point of the roof or structure		Yes. Inherent in Average.		Measurement: 17C.111.230 Height: TABLE 17C.111.205-2	Note: underground portions are not counted in height calculations.
Springfield, MO	35 or 45	Fixed Point (Street or Average): The vertical distance of a structure measured from the average established grade at the street lot line or from the average natural ground level, if higher; or if no street grade has been established to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs.	2.5 stories or 3 stories	Yes. Inherent in Average.	Yes. Upwards adjustment for pitched roof.	Measurement: 36-321 Height: 36-380	

St Paul, MN	35	Fixed Point (Average): The vertical distance measured from the established grade to the highest point of the roof surface for flat and shed roofs; to the break line of mansard roofs; and to the average height between eaves and ridge for gable, gambrel, and hip roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.		Yes. Inherent in Average.	Yes. Upwards adjustment for pitched roof.	Measurement: 60.203 Height: 66.231	
St. Louis, MO	45	Fixed Point (Average Front): The vertical distance measured from the curb grade or its equivalent established grade at a point midway between the two side lot lines to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof excluding church spires, except that, where buildings are set back from the street line, the height on the building may be measured from the average elevation of the finished lot grade at the base of the front of the building.	3 stories	Yes. Inherent in Average.	Yes. Upwards adjustment for pitched roof.	Measurement: 26.08.080 Height: 26.20.050	
Stowe, VT	28	Fixed Point (Average or High Side): Vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between the highest ridge and its contiguous eave for other types of roofs. On sloping sites the height will be measured on the uphill side.		Yes. Inherent in Average and hight point.	Yes. Upwards adjustment for pitched roof.	Measurement: 16.23 Height: Table 6.2	
Sunset Valley, TX	35	Fixed Point (Average): Height shall be measured vertically from the undisturbed natural grade at the mean elevation of the building pad to the highest point of the building or structure, excluding spires, dish antennas, ventilators, chimneys, or other similar appurtenances. Chimneys, spires, dish antennas, ventilators and other appurtenances shall not extend over six feet above the building on which they are located.		Yes. Inherent in average.		https://codelibrary.amlegal.com/codes/sunsetvalley/latest/sunsetvalley_tx/0-0-0-14157	Min lot size of 1 acre

Tacoma, WA	35	<p>For View-Sensitive Overlay District: Multi-Point (Parallel w/ Grade Adjustments for Each Segment): 1. The height limit shall be the vertical distance between existing grade and a plane essentially parallel to the existing grade. The corners of such plane shall be located above the base points. 2. The base points shall be located at the four corners of the foundation or, if the foundation of the structure does not form a rectangle, at the four corners of the smallest rectangle which surrounds the foundation. 3. The base points shall be located on existing grade, unless determined otherwise by the Director in accordance with the provisions of Section 13.05.010.B. 4. Additional height at the rate of one foot for each 6 percent of the slope shall be allowed. This additional height shall not be allowed on the uphill portion of the structure. For the purpose of this provision, the slope shall be the difference between the elevation of the highest base point and the elevation of the lowest base point divided by the distance between those two base points.</p>		Yes. See height definition.		<p>Height: p. 13-195 Measure: 13.01.060.B</p>	Note: Unable to locate general definition.
Tempe, AZ	30	<p>Fixed Point (Curb): Building height means the vertical distance measured from grade (as defined herein) to the highest point of the roof, including any parapet. Grade means the top of curb, or top of crown of a street where no curb exists, as established at the midpoint of the front of the lot used for establishing building heights.</p>		Yes for down-sloping lots.		<p>Height: Table 4-202A Measure: 7-108, 7-109</p>	

Temple City, CA	32	Parallel plane to natural grade: The maximum allowable height will be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade not including rooftop appurtenances.		Below-grade not counted. 9-1N-4. Design board exception: architectural elements that are approved through the Site Plan and Design Review may exceed the maximum height limit provided that no such structures will be for the purpose of providing additional living or floor space.		Measure: 9-1A-12 Height: Table 9-1G-3	9-1G-13: Wall articulation required: For any new residential structure or addition, all sides of the building(s) visible from the street or other public areas and where the space between two (2) houses or structures is greater than twenty feet (20') should be fully articulated and have elements that contribute to visual interest and neighborhood character. This includes variation in massing, wall planes, and roof forms as well as surface articulation such as window and door treatments and windows. No linear wall of a second story may extend more than twenty-four feet (24') without architectural articulation or an offset of at least two feet (2') for not less than eight feet (8').
Toledo, OH	35	Fixed Point (Average): The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs. Grade is average elevation at exterior walls.		Yes. Inherent in averaging.	Yes. Upwards adjustment for pitched roof.	Height: 1106.0101 Measure: 1106.0206 Grade: 1116.0138	
Tulsa, OK	35	Fixed Point (Average): Building height is measured as the vertical distance from the average ground elevation along the exterior building wall to the highest point of the subject building. For purposes of measuring height:a. The average ground elevation is the mid-point between the highest and lowest ground elevations along the exterior building wall; andb. The highest point of the building is the coping of a flat roof, the top of a mansard roof or shed roof, or the peak of the highest gable of a gambrel or hip roof. For buildings without a roof, height is measured to the highest point of the structure.		Yes. Inherent in averaging.		Height: 5.030 Measure: 90.160 Drawing: https://library.municode.com/ok/tulsa/codes/code_of_ordinances?nodeId=CD_ORD_TIT42ZOCO_CH90ME_S90.160BUHE	
Tuscon, AZ	25	Building height is the vertical distance measured from the design grade elevation to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof.			Yes. Upwards adjustment for pitched roof.	Meaure: 6.4.4 Height: TABLE 6.3-2.A	

Waco, TX	35	Fixed Point (Average): Height of a building shall mean the vertical distance from the grade to: (1)The highest point on a flat roof;(2)The deck line of a mansard roof; or(3)The mean height between eaves and ridge for gable, hip and gambrel roofs. Grade means the average level of the finished surface of the ground adjacent to the building.	2.5 stories	Yes. Inherent in averaging.	Yes. Upwards adjustment for pitched roof.	Measure: 28-1 Height: 28-300	
West Lake Hills, TX	30 or 32 depending on slope	Parallel Plane: No part of any principal structure shall rise more than the maximum height shown on the schedule of regulations contained in section 22.03.281, above natural ground grade or original grade directly below. If the average natural slope in the area directly below the foundation of the principal structure is 25% or greater, than no part of any principal structure shall rise more than 32' above natural ground grade directly below.		Yes. 2 feet adjustment for greater than 25% slope.		Height: 22.03.281 Measurement: 22.03.279	Note: minimum 1 acre lots.
Wichita, KS	35	Fixed Point (Average front): Height, Building means the vertical distance between the average finished grade along the front of a Building and: (1) the highest point of the coping of a flat roof; (2) the deck line of a mansard roof; or (3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.		Yes. Inherent in averaging.	Yes. Upwards adjustment for pitched roof.	Height: Art. III, Sec. B.3.	
Wimberley, TX	35 (pitched) or 28 (flat)	Height: the vertical distance between the existing or finished grade under the structure, whichever is lower, to the highest point of the structure, including chimneys. For a stepped or terraced building, the height of each segment of the structure is determined individually.	Two Stories		Yes, 28' for flat roof, 35' for sloped roof	Height: 9.03.073	
Winston-Salem, NC	40	Fixed Point (Average): The vertical distance measured from the average elevation of the finished grade of all sides of a building, measured at the midpoint of each side, to the topmost elevation of the roof or to the topmost projection of the building above any roof, including parapet walls		Yes. Inherent in averaged point.		Heght: 4.5.5	