	T	T	Cocondoni	T		T	T
			Secondary		01 15 (
			Height		Sloped Roof		
			,	Slope Adjustment (If			
City & State	Max. Height	Primary Type of Height Restriction	Any)	Any)	Any)	Sources	Additional Notes/Context
		Fixed Point (Lowest): The height shall be measured					
		from the highest parapet or roof ridge to natural grade				Measurement: 2.5.1.2	
		or finish grade at the lowest point adjacent to the					
Abilene, TX		building exterior, whichever yields the greatest height.				Height: Table 2-2	
710110110, 171	- 00	building exterior, whichever yields the greatest height.				Proignt: Tubio 2 2	
		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			Yes.		
		measured above average finished grade of any			Measured to		
		distinct segment of the building that constitutes at			midpoint of	Height: Part 14-16-2	
Albuquerque,		least 10 percent of the gross floor area of the building,		Yes. Inherent in	highest roof	l loight. I ait 14 10 2	
NM	26	unless specified otherwise in this IDO.		height measure.	surface.	Measurement: Part 14-16-7	
INIVI	20	unless specified otherwise in this IDO.		neight measure.	Surface.	Measurement. Fait 14-10-7	
		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				III : I / TABLE 04 00 4	
		structure height shall be the average of existing or				Height: TABLE 21.06-1	
		finished grade, whichever is lower, abutting the					
		structure at exterior walls. Where the grade slopes				Measurement: 21.06.030	
		away from the exterior walls, the grade plane shall be			Yes.		
		established by the lowest points within the area			Measured to	Drawings:	
		between the building and the lot line, or, where the lot			midpoint of	https://mcclibrary.blob.core.usgovclo	
		line is more than six feet from the building, between		Yes. Inherent in	highest roof	udapi.net/codecontent/12717/45474	
Anchorage, AK	30	the building and a point six feet from the building.		average fixed point.	surface.	7/21-06-030GradePlane.png	

			1				
		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.					
		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		Yes for less than		Height: 30 for Residential; up to 35	
		distance from the existing grade of the site to an		20% slope; no for		for mountain residential (Table 2-2)	
Arcadia, CA	30-35	imaginary plane located the allowed number of feet above and parallel to the grade.	2 Stories	more than 20%		Measurement: 9103.01.050	Note: Underground portions not counted (9103.01.020).
Alcadia, CA	30-33	above and parallel to the grade.	2 Stories	slope.		Measurement. 9103.01.050	Note. Oriderground portions not counted (9103.01.020).
		Fixed Point (Fire Access Point): Vertical distance					
		between ceiling of highest occupied floor to primary					
		level of fire department access.					
		Steep-slope (Mountain ridge and side) rules: Max. 30'					
		at uphill facade and 40' at downhill facade on 15%+			Yes. Max		
		mountainside slopes. Roof adjustment for sloped vs.			height is	Height: 7-8-2 (SF Low Density)	
		flat roofs. Additional 12' uphill side and 20' downhill		Yes for lots sloping	measured to	Measurement: 7-2-5 ("Building	
	4.6	side if paint with light reflectivity value of 25% or less		downward. Also	ceiling (not	Height")	
Asheville, NC	4(on downhill side plus 50' vegetation easement.		see definition.	roof)	Steep-Slope: 7-12-4	
		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.				May haight: 26 710 000	
		For central business district with slopes 3 feet or less:				Max height: 26.710.080	
		Fixed Point: maximum height is measured at highest				General rule: 26.104.100	
		point of lot extended horizontally across entire lot.			Yes.	(definitions); 26.575.020(f)	
					Measurement	("Measuring Building Heights")	
		For lots with 10% or more slope downward from			height	0	
		street, maximum height of building's front facade may extend horizontally for the first 10 feet of the building's		Voc. Soo hoight	changes	Sloped-lot adjustment: 26.575.020(f)	
Aspen, CO	25	depth.		Yes. See height rule.	based on pitch of roof.	Roof: 26.575.020(f)(2)	
op on, o o		1206	1		C		

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. Atlanta, GA Atlanta, GA Atlanta, GA Texture 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 Yes if lot slopes Weasurement: 16.29.001 Measurement: 16.29.009 Measurement: 16.03.009 Measurement: Appx. B, Sec. 2	
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; 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; Adjustment Measurement: Appx. B, Sec. 2	
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; Measurement: Appx. B, Sec. 2	
Augusta, GA 45 for a gable, hip, or gambrel roof. 2.5 stories downward. pitched roof. Height: Appx. B, Sec. 8-6	!
Fixed Point (Average Elevation): Vertical distance Yes. Inherent in Height: Sec. 2.2	
between roof measurement and average of highest Setback average. Plus 3 Setback Planes: Sec. 2-6	·
Austin, TX 32 and lowest grades adjacent to the building. Planes feet for floodplain. Yes Roof & Measurement: Sec. 3.4.1	
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 deckline 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. Bakersfield, CA 35 Grade is lowest finished adjacent surface. Fixed Point or Multi-Point: "Building height" is the vertical distance above grade to the highest point of the highest point of the highest point of the highest gable of a pitched or hipped roof, whichever is applicable. The Adjustment upward for measuring method. Yes. Inherent in measuring method. Weasurement: 17.04.090 Measurement: 17.04.090	
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. Yes. Adjustment Weasurement: 15-301 upward for	
Baltimore, MD 35 Rooftop decks excluded. downward. pitched roof. Height: 8-401	
Fixed (Average): height is midpoint of highest and lowest grade adjacent to building to highest point of Yes. Inherent in	
Bee Cave, TX 35 building. average. No. Max. height: 3.4.1(g) Fixed Point (Average): The vertical distance	
35 (pitched measured from the average elevation of the existing Yes. 5 feet Height: 20.20.010(44)	!
roof) or 30 grade around the building to the highest point of a flat Yes. Inherent in higher for	!
Bellevue, WA (flat roof) roof, or to the ridge of a pitched roof. average. pitched roof. Measurement: 20.50.012	

					Height: 401.07(d)	
	Fixed (Grade or Average): Building height shall be					
	measured as the vertical distance from the elevation				Measurement: 401.03(c)	
	of the finished grade level to the highest point of the					
	roof line or parapet wall. For sloped sites, building				Diagram:	
	height is measured as the vertical distance from the				https://bentonville.municipalcodeonli	
	elevation of the average of the highest and lowest				ne.com/book?type=ordinances#nam	
	finished grade level to the highest point of the roof line		Yes. See height		e=Sec_401.03 Calculations And M	
Bentonville, AR	36 or parapet wall.		definition.		easurements	
	Fixed (Average): The vertical distance from the grade			Yes.	Measurement: Appx. D, Tit. 1, Art. 4,	
	to the highest point of the coping of a flat roof or to the			Measurement	Sec. 1.	
	deck line of a mansard roof, or to the average height			to average		
	between eaves and ridge for gable, hip and gambrel		Yes. Inherent in	height of fixed	Height: Appx. D, Tit. 2, Art. 1, Sec.	
Birmingham, AL	35 roofs.		average fixed point.	roof.	3.	
			an analysis make promise	Yes.		
				Measurement	Height: 3-5	
				to average		
	Fixed (Average): height is average elevation of	2.5 stories	Yes. Inherent in		Measurement/Roof: Appendix A	
Boerne, TX	36 finished grade at front of building to top of building.	max.	average fixed point.		(Definitions)	
	Fixed (Average Front): Building Height (or Height of		an en a ge mine a p e min			
	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			Yes.		
	event shall the average elevation of such ground be			Measurement		
	taken to be more than five (5) feet above or below the		Yes. Inherent in		Height: Article 13, Table B	
	average elevation of the ground immediately		fixed point for lots	height of fixed	Trongritt 7 tradio 10, Table B	
Boston, MA	35 contiguous to the building.	2.5 stories	sloping downward	roof.	Measurement/Roof: Art. 2-1	
200011, 1417 (General rule: Fixed Point: 35' maximum distance	2.0 0.01100	cioping dominald	1001.	General measurement rule: 9-7-	
	between uppermost point of structure and measuring				5(b)(1)	
	point. Measuring point is lowest natural grade within					
	25' of the lowest portion of the building (lowest point				General max. height: 9-7-1	
	may be off property).				Sold make noight of 1	
	may be an property).				Sloped lots rule: 9-7-5(b)(2).	
	Sloped lots rule: Modified Parallel Plane: for lots				<u> </u>	
Varies (s					Drawing:	
hight	25' maximum above natural grade below, provided		Varies depending		https://boulderrealestatenews.com/w	
restriction	•		on fixed point or		p-content/uploads/2014/05/How-	
	measuring point of the general rule.		parallel plane.		high-can-i-build.jpg	
boulder, CO definition	s) Inteasuring point of the general rule.		parallel plane.		riigii-caii-l-bullu.jpg	

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Branson, MO	3	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	
		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.				
		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	Yes. Inherent in average			
		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	for less than 15% sloped lots. In addition, for sloped lots: (1) exclude topographic variations less than		Height: TABLE 4.1-1	
Buokovo A7	20 or 25	maximum height requirements are allowed for architectural features that are less than ten percent of	25 in width; and (2) exception for up to	for pitched	Measurement: 10.3	
Buckeye, AZ	30 or 35	the entire roof area. Flat Lots: Fixed Point (Street): height is measured from public way where front wall is within 50 feet of street.	10% of roof area.	roof.	Hillside measurement: 5.2.3.	
		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-	Yes. Inherent in			
Burlington, VT	3	35 facing façade(s).	definition.	Yes.	5.2.6	

Cedar Rapids, IA	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	distance measured away from the perimeter setback line of the lot. The allowable core height increases				Height: Table 3.8-1 Measurement: 3.8.2
Charleston, SC	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
Chaneston, SC	35 excluded for the purpose of measuring neight.	2.5 Stories	sioping downward		Measurement: 2-020
Charleston, WV	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.	Drawings (p.12): https://www.charlestonwv.gov/sites/default/files/documents/2022- 01/Zoning%20Ordinance%20Amended%20to%2012-20-21.pdf
	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				Measurement: 2.201
Charlotte, NC	along the base of the building and dividing the total by the number of points.		Yes. Inherent in average fixed point.		Height: Table 9.205(1)(j)(A)
Chanotte, NC	33 of 40 True fruitiber of points.		average lixeu politi.		Treignic Table 3.200(T)(J)(A)

Charlottesville, VA	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	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.	Yes. Inherent in fixed point for lots sloping downward	Yes. Adjustment upward for pitched roof.	Measurement: 38.64 Height: 38.44	
Cincinnati, OH	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. 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	Yes. Inherent in fixed point for lots sloping downward	Yes. Adjustment upward for pitched roof. Yes. Adjustment	Measurement: 1400-27-H Height: 1403-07 Measurement: 325.34	
Cleveland, OH	and to the mean height between eaves and ridge for gable, gambrel or hip roofs.	Yes. Inherent in average fixed point.	upward for pitched roof.	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/colorados prings_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	
26 (Flat roof) or 30 (pitched Culver City, CA 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	

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			Fixed Point (Average Grade): Height is vertical					
			distance from grade to top of structure. Grade					
		"	means the average of the finished ground surface				Height: 51A-4.112	
		le	elevations measured at the highest and lowest		Yes. Inherent in			
Dallas, TX	3		exterior corners of a structure."		average fixed point.		Measure: 51A-2.102	
Dallas, TX		50 0	oxional comors of a structure.	3 Stories;	average fixed point.		Weddard: 0177 2:102	
				Maximum 14'				
De Moines, IA		42		per story.			Height: 135-2	
		F	Fixed Point (Front & Rear Base Planes): Height is					
			neasured from two base planes, front and rear		Yes. Inherent in			
		þ	portions of lot, based loosely on average grade for		fixed points loosely			
Denver, CO 3	30-35		each plane.	Tenting	based on averaging.		Height/Tenting: 3.3.3.3	
			Parallel Plane: height is vertical distance betewen		and a second sec		Height: 3.3.3	
Dripping			nighest point of structure and lower of natural or				l reignii ereie	
				2.5 stories			Measurement: 4.3.4.1	
Springs, TX				Z.5 Stories			INEASUIEITIETIL 4.3.4.1	
			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					
		li	imits, to the highest point of the structure, exclusive of					
		c	chimneys, ventilators, air conditioners and ducts,					
			elevator equipment, flagpoles, communication				Measurement: 20.02.156	
			antennas, church spires, belfries, water towers, or		Yes if downward			
El Paso, TX			other similar vertical projections.		slope.		Height: Table Appendix B.	
LIT aso, TA		JJ (otilei siirillai verticai projections.		зюре.			
							Height: Table 4-2	
		_						
			Fixed Point (Average): Height means vertical distance		Yes, inherent in		Measurement: 1.9(e) (Rules of	
Estes Park, CO	3	30 f	rom average finished grade to top of building.		average.		Measurement)	
				2.5 stories				
				visible from	Yes. Inherent in			
Eureka Springs,		le.	Fixed Point (Street): Height is distance above primary	primary street	fixed point for lots			
AR	9			frontage.	sloping downward.		Height/Measurement: 14.08.010	
Fayetteville, AR			niot nonago.	3 Stories	oroping dominard.		Height: 161.06	
i ayetteville, Aix				3 3101163			Freight: 101.00	
		-	Tive of Deight (Average as), building the index of all the					
			Fixed Point (Average): building height shall be					
			neasured from the average of the finished ground					
			evel at the center of all walls of a building or structure		Yes. Inherent in			
Fort Collins, CO	2		o the highest point of the roof surface or structure.		average fixed point.		Height: 4-4	
		F	Fixed Point (Curb or Front Average): the height of a					
		b	building shall be the vertical distance measured from					
			he curb level to the highest point of the roof surface, if				Height: 4-702	
			a flat roof; to the deck line of a mansard roof; and to					
			he mean height level between eaves and ridge for a				Measurement: 6.100	
						Vac	weasurement. 0.100	
			gable, hip or gambrel roof; provided, however, that			Yes.		
			where buildings are set back from the street line, the				Drawing of roof measurement:	
			neight of the building may be measured from the		Yes. Inherent in	to average	https://codelibrary.amlegal.com/code	
			average elevation of the finished grade along the front		fixed point for lots	height of fixed	s/ftworth/latest/ftworth_tx/0-0-0-	
Fort Worth, TX	3	35 c	of the building.		sloping downward.	roof.	38192#JD_App.A6.100	
J. 77 Oran, 170					Josephing dominate.		00.01.0D_/(pp//(0/100	

	Fixed (Average by Segment): height is measured from				
	average of highest and lowest grade to highest point			Voc	
				Yes.	U : 14 0 400 (0: 1 5 · 1
	of structure.				Height: 3.100 (Single Family
				to average	Residential)
Fredericksburg,		2.5 stories	Yes. Inherent in	height of fixed	
TX	28 separate average height measurement.	max.	average fixed point.	roof.	Measurement/Roof/Segment: 7.510
	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				Measurement: 15-305
	would touch the natural grade level of the site to the		Yes. Inherent in		
Fresno, CA	35 highest point on the roof.		average fixed point.		Height: TABLE 15-903-2
	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				Measurement: Sec. 5.2.06.
	side of the structure, as measured six (6) feet from the				Measurement. Sec. 3.2.00.
	exterior walls of the structure. Where specified in				Height: Table 5.5.07.A.
					Height. Table 5.5.07.A.
	stories, building height shall be measured in the				
	number of stories entirely above the finished grade for				<u>Drawings:</u>
	any elevation fronting on a public street, including				https://mcclibrary.blob.core.usgovclo
Grand Rapids,	habitable attics, half-stories, and at-grade structured		Yes. Inherent in		udapi.net/codecontent/12116/43980
MI		2.5 stories	average fixed point.	pitched roof.	<u>6/5-2-06.png</u>
	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				
Granite Shoals,	from the highest terrain elevation on the front side of		Yes. Inherent in		https://ecode360.com/40172259#40
TX	35 the building.	2 stories	high fixed point.		172396
	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				Measurement: 30-7-1.7
	roof surface of any flat roof or the highest point of the		Yes. Inherent in		
Greensboro, NC		3 stories	average fixed point.		Height: Table 7–1, R-3
2.231100010,110	Fixed Point (Average): The vertical distance from the	5 5101100	a. s. ago iixoa poliit.		
	grade to the top of the highest roof beams of a flat				
	roof or to the mean level of the highest gable or slope			Yes. Upward	Height: 7-307 Attachment 1
	of a hip roof. Grade is average of ground adjacent to		Yes. Inherent in	adjustment for	
Harrichura DA					
Harrisburg, PA	36 exterior walls.		average fixed point.	риспеа гоот.	Measurement: 1-302

	,		1			_	
		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					
1		feet. If the two planes do not intersect, then the					
Honolulu, HI	Varies	building envelope is determined by the first plane.	Tenting.	Varies		Measurement/Height: 21-3.70-1	
l		Fixed Point (High Point): Maximum height is 35 feet		Yes. Inherent in			
Hot Springs, AR		35 measured at high side of the lot.	3 stories max.	fixed high point.		Height/Measurement: 16-2-28	
		Fixed Point (Front): the vertical distance from the		Yes. Inherent in		Height: Table 744-201-1	
		grade level abutting the façade measured to the		fixed point for lots			
Indianapolis, IN	35-45	highest point		sloping downward.		Measurement: 740-202; 740-303	
		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-		Yes. Inherent in	Yes. Upward	Measurement: 202.24	
		of-way, base point shall be defined as the verage		fixed point for lots	adjustment for		
Jackson, MS		35 elevation of grade or paving surrounding the building.		sloping downward.	pitched roof.	Height: 602.02.03	
oackson, wo		Height of building or building height means the vertical		Sioping downward.	piteried root.	Ficigrit: 002.02.03	
		distance from the required finished floor to the peak of				Height: 656.305	
		the roof or parapet; provided, however that height may				l leight. 000.000	
		be measured from up to three feet above the required				Measurement: 656.1601	
		finish floor elevation or up to three feet above the				INICASUICITICITI. 000. 100 I	Measuring point at grade or one foot above floodplain,
Jacksonville, FL	25.						whichever is higher.
Jacksonville, FL	30+	existing grade					willonever is riigrier.
1		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	Charles limits				
			Stories limited				
		dormers on the front façade, the top of the wall below	to those of			Height: Table 110-2	
		the eave of the dormer shall be included in the height		Yes. Inherent in			
Kansas City, MO	35+	if the dormer exceeds 50% of the width of the façade.	homes.	average fixed point.		88-110-07-D	

	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			Yes Unwards	Measurement: 2-4	
	roof.c.The midpoint height between the eaves and the		Yes. Inherent in	adjustment for		
Knoxville, TN	35 ridge in the case of a pitched roof.		high fixed point.		Height: Table 4-2	
TCHOXVIIIe, TTV	Fixed Point (Average Front): The vertical distance		riigii fixed politi.	pitoried roof.	Tielgiii. Table 4-2	
	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				Measurement: Sec. 115-1	
	mansard roof, or to the highest point of a gable, hip,		Yes. Inherent in		lvieasurement. Sec. 113-1	
La Crosse, WI	35 and gambrel roofs.	2 E atarias			Height, Co. 115 142	
La Crosse, WI	35 and gambrei roots.	2.5 stories	average fixed point.		Height: Sec. 115-143	
						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
	Fixed Doint (High): The vertical distance managered					flood level. In an area below the elevation of the 100-year flood
	Fixed Point (High): The vertical distance measured				https://lagovista.municipalcodeonlin	,
	from the highest undisturbed natural grade of the					level, the first floor elevation will be one (1) foot above the
	applicable lot to the highest point of the coping of a		Var labarantin		e.com/book?type=ordinances#name	, ,
	flat roof or to the deck line of a mansard roof, or to the		Yes. Inherent in		EXHIBIT A ZONING ORDINANC	roof height of the building may be measured from one (1) foot
Lago Vista, TX	35 height of the highest gable of a pitched or hipped roof.		high point.		<u>L</u>	above the federally designated flood level.

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

Eixed (Center): Distance in central axis of building between elevation of lowest finished floor to high petween elevation of lowest finished floor to high petween elevation of lowest finished floor to high to between elevation of lowest finished floor to high petween elevation of lowest finished floor to high to between elevation of lowest finished floor to high petween elevation of lowest finished floor to high to be tween elevation of lowest finished floor to high petween elevation of lowest finished floor to high to be tween elevation of lowest finished floor to high the petween elevation of the roof, structure, or the parapet wall, whichever is highest Crade is the lowest point of elevation of the finished surface of the ground, paring or sidewalk within the area between the building and the property limit, or when the property limit is more than 5 floor from the middling. Hilliace Area Grade to a floor floor or handard surface of the ground established in conformance with a grading plan approved prevant to a recorded tract or parcel may accord to the ground established in conformance with a grading plan approved proving to have a recorded tract or parcel may accord to the ground established in conformance with a grading plan approved proving to the foreign of the second plant established in conformance with a grading plant established in conformance with a grading plant established in conformance with a grading plant established in the proposed fluiding of Structure or paramet will locate the distinct. A proposed plant and the conformance with a grading plant established in conformance with a grading plant established in the second plant and the conformance with a grading plant established in the second							
Fixed (Center): Distance in central axis of building between elevation of lowest finished floor to high point. Eittle Rock, AR 35 point. General Rule: Fixed (Low Point): Height is the vertical distance shove grade measured to the highest point of the rock, one sure, or the propose showen the building and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the property line, or when the property line and the	,				Yes. For flat		
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Little Rock, AR 35 point. General Rule: Fixed (Low Point): Height is the vertical distance above grade measured to the highest point of the root, structure, or the parapet wall, whichever is highest, Grade is the lowest point of devalence of the ground, petitive and the property of the ground, whichever is highest can be seen the building and at line 5 feet from the building. Histoide Area Grade as all be defined as the Elevation, at the perimeter of a Building or Structure, or the finished surface of the ground, whichever is lower, or the finished 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. 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 parage that the adjacent of the orneutope height shall originate at the adjacent Hillside Area Grade to a projected plane at the roof Structure or parage that adjacent Hillside Area Grade to a projected plane at the roof Structure or parage that adjacent Hillside Area Grade to a projected plane at the roof Structure or parage that adjacent Hillside Area Grade to the esterior walls of a Building or Structure occased the maximum envelope height. Gen. rule: Gen. rule: Los Angeles, CA 45 Gen. rule: Gen. rule: Los Angeles, CA 54 Gen. rule: Los Limited Rule: Size of projected plane at the roof structure occased the maximum envelope height. Figure 12.21 (Figure 12.21			Fixed (Center): Dietance in central exist of building		_	1 leight: 30-233(c)	
Little Rock, AR 35 point. fixed			, ,	Vac Inharantin		Management/Doof, 2C 2 ("Decilding	
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Los Angeles, CA 45 maximum envelope height zone). C.10.(d)(1)(i)) 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	1						
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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	Los Angeles, CA	45		zone).		C.10.(d)(1)(i))	
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	1						
highest point of the coping of a flat or mansard roof; or to the mean height level between eaves and ridge for	1						
to the mean height level between eaves and ridge for	1						
	1						
rable his or gambral roofs; as to the mean height Voc Inherent in Voc Inherent	1		to the mean height level between eaves and ridge for				
gable, hip or gambrei roots; or to the mean neight	1		gable, hip or gambrel roofs; or to the mean height	Yes. Inherent in	Yes. Upward	Height: Table 5.2.2	
level between highest and lowest portion of a rooftop fixed point for lots adjustment for	1			fixed point for lots			
	Louisville, KY	35			pitched roof.	Measurement: 5.1.7J	

	Fixed Daint (Average Front on High), The Install of a	1		I	T	
	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			Yes. Upward	Height: 40.03.210	
	height level between eaves and ridges for hip or gable		Yes. Inherent in	adjustment for		
Lubbock TX	35 roofs.	2 Stories	fixed point.	pitched roof.	Measurement: 40.01.003	
	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		Yes. Inherent in			
	height level between the eaves and ridge for gable,		average fixed point	Yes. Upward	Measurement: 1.02	
	hip, and gambrel roofs, and to the deck line for a		for lots sloping	adjustment for		
Macon, GA	35 mansard roof.		downwards.		Height: 9.07	
111acon, 071	Fixed Point (Average With Limit): For principal		do Williando.	pitorioù rooi.	l loight. o.or	
	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		Yes. Inherent in		Height: 28.035	
					Teight: 20.033	
Madiana M/I	fifteen percent (15%) higher than the maximum height	2 Ctarias	average fixed point,		Management 20 424	
Madison, WI	35 of the zoning district.	2 Stories	up to 15%.		Measurement: 28.134	
	Devalled Diene With Lin to 40 Feet Denue, Mavimure					
	Parallel Plane With Up to 10-Feet Bonus: Maximum					
	height shall be measured as the vertical distance from					
	grade to an imaginary plane located the allowed				Measurement: 22.20.060	
	number of feet above and parallel to the grade.					
	Dwellings may be increased in height without				Height (30): TABLE 2-5	
	Variance approval by a maximum of 10 feet when side		See height			
Marin Co, CA	30 to 40 setbacks of 15 feet or greater are provided.		definition.		Extra 10: 22.20.060	
	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		Yes. Inherent in			
Milwaukee, WI	45 at the mid-point of the elevation.		average fixed point.		Height: 295-205	

			1		T		
		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			Yes. Rule is		
		measured to the top of the highest point of the roof on			28 maximum		
		a flat or shed roof, the deck line on a mansard roof, or		Yes. Inherent in	but up to 33	Measurement: 565.90	
		the average distance between the eave edge and the		fixed point for lots	for pitched		
Minneapolis, MN	28-33	ridge level for gable, hip and gambrel roofs.	2.5 stories	sloping downward.	roof.	Height: Table 540-7	
		Fixed Point (Low): Building height is measured as the		3			
		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				Height: Table 20.05-3	
		mansard roof or shed roof, or the peak of the highest			Yes. Inherent		
Missoula, MT	35 (pitched)	gable of a gambrel or hip roof.			in height rule.	Measurement: 20.110.060	
	05					A :: 1 N/II 0 0	
Montgomery, AL	35	Fixed Point (Average Elevation):	2 stories			Article VII, Sec. 2	
		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		Yes. Inherent in			
Nashville, TN		ceiling of basement.	3-stories max	average fixed point.		Height/Method: 17.12.060	
raonino, m		ooming of bacomona	o otorico max	avorago nxoa ponta		Treignamearea. Tritzieee	
		Fixed Point (Average Elevation): height means vertical					
		distance between average elevation of finished grade				Measurement: 144-1.4	
New Braunfels,		surrounding structure to highest point of structure.		Yes. Inherent in			
TX		Average uses midpoints of exterior walls.		average fixed point.		Height: 144.3.4-2	
						Height: 10-10-3	
		Fixed Point (High): Maximum height is distance				Measurement: 10-1-25 (includes	
		between measuring point (foundation of highest				drawing:	
		finished grade) to highest point of building. Buildings		Yes, inherent in		https://codelibrary.amlegal.com/code	
North Salt Lake,		on sloped lots may add a basement of up to 10 feet		fixed point. Max 10		s/northsaltlakeut/latest/northsaltlake	
UT	35	between lowest finished grade and measuring point.		extra feet.		<u>ut/0-0-0-16717</u>	

	Darollal Dianas Vartical diatamen hatsus an tarf	I	T	T	
	Parallel Plane: Vertical distance between top of				
	building to horizontal line at finished grade of				
	perimeter.				
	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			Yes.	
	Varies (see with greater than 60% slope: 36 wall height; 40		Yes. See height	Significant	Measurement: 17.09.040 ("height")
	hight pitched roof height.		restriction rule.	height	- Control of Control o
	restriction				Heights: 17.15.050 (Property
Oakland, CA	definitions)		for sloped homes.	pitched roof.	development standards)
Oakiailu, CA	defilitions)		ioi siopeu nomes.	pitched roof.	development standards)
	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		Van Jahan C	V 11 : 11	Management, 50 0450
	building faces on more than one street, the height		Yes. Inherent in	Yes. Height	Measurement: 59-2150
Oklahoma City,	shall be measured from the average of the grades at		fixed point for lots	adjustment for	
OK		2.5 stories	sloping downward.	pitched roofs.	Height: Table 540-7
	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			Yes.	Measurement: 55-21
	measured from the average grade level adjacent to		Yes. Inherent in	Adjustment for	
Omaha, NE	35 the building.		fixed point.	pitched roof.	Height: Sec. 55-126
· · · · · · · · · · · · · · · · · · ·	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			Yes.	Height: 18.180.030
Overland Park.	the plate and ridge of a gable, hip, shed or gambrel		Yes. Inherent in	Adjustment for	10.091.1.10.100.000
KS	35 roof.	25	fixed point.	pitched roof.	Measurement: 18.110.310
1.0	33 1001.	2.5	плеи ропп.	pitoried 1001.	INICAGALOMONIA 10.110.010
	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			Yes.	Measurement: 10.3
<u></u>	shall be measured from the curb level to the level of		Yes. Inherent in	Adjustment for	
Peoria, IL	35 the highest point of the building.		fixed point.	pitched roof.	Height: 4.2.4

	Fire d Deint (Access as), the constitute of the		T	1	
	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			Yes.	Height: Table 14-701-1
	building shall be considered to be the midpoint height		Yes. Inherent in	Adjustment for	
Philadelphia, PA	38 between the eaves and the ridge.		fixed point.	pitched roof.	Measurement: 14-202
	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			Yes.	Measurement: Sec. 202
	of gable, gambrel, or hip roofs. Grade is average		Yes. Inherent in	Adjustment for	
Phoenix, AZ		2 stories	fixed point.	pitched roof.	Height: Sec. 609
,	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			Yes.	Height: 903.03.A.2
	height level between the eaves and ridge line of a		Yes. Inherent in	Adjustment for	
Pittsburgh, PA		3 Stories Max.		pitched roof.	Measurement: 925.07.A
i ittoburgii, i 7 t	To gasto, riip or garnerer roon.	o otorioo max.	avolugo.	pitoriou roon.	Moderation & Colors &
	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				Fixed point, roofs: 33,930,050
	within 5' of building if lowest grade within 5' of building				(Measuring Height)
	is more than 10' below highest grade within 5' of				<u>Imeasumy neight</u>
	building.				Sloped Lots Setback Reductions:
	building.				33.110.220.D.
	Claned Later If let alance downward acceptance				<u>33.110.220.D.</u>
	Sloped Lots: If lot slopes downward away from street				Clanad Lat Haight Adjustments
	with 20% or greater slope, height limit is 23' above				Sloped Lot Height Adjustments:
	average grade of the street or fixed point (high/low),				33.110.215.D. ("Alternative height
	whichever is greater and front setback is reduced 5-				limits for steeply sloping lots.")
	10'. If lot slopes upward away from street with 20% or				
	greater slope, front setback is reduced 5-10'. Tenting		Yes. See primary		https://www.portland.gov/ppd/reside
Portland, OR	30 applies to reduced setback areas.		height restriction.	Yes.	ntial-infill/measuring-height

Poulsbo, WA	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	
	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 aximum 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		Measurement: 1.5.7.	
	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		Averaging method drawings: https://user-	
Raleigh, NC	level along the building module elevation most parallel 40 and closest to the primary street setback. 3 stories	Yes. Inherent in averaging.	2081353526.cld.bz/UnifiedDevelop mentOrdinance/28/	

	1				1		
		General Rule: Fixed Point (High/Low)					
		Terraced: Multi-Point (High of Segment)					
	-	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					
					Vaa	Haimbt 40 00 000 === 140 00 004	
		above lowest grade.(3)The height of a stepped or			Yes.	Height: 18-02-203 and 18-02-204	
			2.5 or 3	Yes. Inherent in	Adjustment for		
Reno, NV 35 or			stories	measure.	pitched roof.	Measurement: 18.09.207	
		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					
	i	the coping of a mansard roof; or to the mean height			Yes.		
		level between the eaves and the ridge of a gable, hip,		Yes. Inherent in	Adjustment for		
Richmond, VA		shed or gambrel roof.		average.	,	Height: 30-402.7	
Roanoke, VA	35	shed of gambler roof.		average.		Height: Sec. 36.2-312	
Roalioke, VA	33					rieigiti. Sec. So.2-312	
		Fixed Deint (High / Love), Martinal distance hat were					
		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				Max. height: 107-71 (Maximum	
		of 10 feet above lowest adjoining native ground of		Yes. Inherent in		permissible height)	
		exterior wall if elevation of highest point is more than		measurement.		,	
Rollingwood, TX		10 feet above lowest adjoining native ground.		Limited to 10'.	No	Building height: 107-3 (Definitions)	
		Parallel Plane With Height Adjustment: the downhill				(Dominions)	
		exterior wall height may be increased by one-half foot					
		(0.5') for each one foot (1') difference between the	Tonting to 20		Yes. 28 for		
0-141-1			Tenting to 20	Variation balance			
Salt Lake City,		elevation of the average grades on the uphill and	on side	Yes: see height	pitched roof.	044.04.050	
UT 20 or			setbacks.	restriction.	20 for flat roof.	21A.24.050	
		Fixed Point (Average): The vertical dimension					
		measured from the average elevation of the finished					
	ļ	lot grade at the front of the building to the highest					
	lı lı	point of ceiling of the top story in the case of a flat					
		roof; to the deckline of a mansard roof; and to the			Yes. Upward		
		average height between the plate and ridge of a		Yes. Inherent in	adjustment for		
San Antonio, TX		gable, hip or gambrel roof.	25	average.	•	Measurement: 35-A101	
Jan Antonio, 17	55	gable, hip of gamble roof.		avolugo.	pitorica 1001.	INICACATORICHIC CO ATOR	

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	25	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: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:1.The vertical line, and2.The nearest point of the property line nearest to the vertical line, and3.A point on a second property line opposite to the first property line. 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				Height: Table 20-60	
San Jose, CA	35	ground elevation.	2.5			Measurement: 20.200.510	

		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.					
		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.					
		Average Cross-Slope Calculation. Average cross-					
		slope is the ratio, expressed as a percentage of the					
		difference in elevation to the horizontal distance				Height: Table 2-4	
		between two points on the perimeter of the area for					
	30 plus 30"	which slope is being determined. The line along which				Measurement: 17.70.080	
San Luis	for pitched	the slope is measured shall run essentially					
Obispo, CA	roof.	perpendicular to the contours. 1. Where a site does				Slopes: 17.70.090	
		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.				Measurement: 4.3.4.1 (Measuring	
						Height)	
		Sloped Lots: Where lot slopes downward from front			Yes.		
		property line, one additional story may be built			Additional	Max height: 4.4.1.3 (Single Family -	
		beneath building.		Yes, inherent in	height	<u>6)</u>	
				average	permitted		
		Basement: A basement with 50% or more of its		measurement, plus	above	https://user-3vpeqil.cld.bz/San-	
		perimeter wall area surrrounded by finished grade is		extra floor for sloped		Marcos-Development-Code-	
San Marcos, TX	35	not counted as a story.	Two Stories	downwards lots.	pitched roof.	Effective-10-17-23/	

		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				Height: Table 2-3	
		the highest gable of a pitched or hipped roof. Grade is				Teight. Table 2-3	
		the lowest point of elevation of the finished surface of				Measurement: 18.60.080 (height)	
		the ground between the exterior wall of a structure and				Interest 10.00.000 (Height)	
Santa Clara, CA	25 or 32	a point five feet distant from such wall.				18.60.070 (grade)	
Santa Ciara, CA	23 01 32	Fixed Point (Average Perimeter): The maximum				10.00.070 (grade)	
		height of a building and/or structure measured from					
		the average finished grade at perimeter of the base of				Measurement: 2.2	
		the building and/or structure to the highest point of		Yes. Inherent in		Wodddioment. 2.2	
Scranton, PA	35	such building and/or structure		average.		Height: 3.4	
Coramon, 174	- 55	and of oldoldro		arolugo.		Height rules:	
						https://www.seattle.gov/dpd/Publicati	
						ons/cam/cam220.pdf	
		Fixed Point (Average): Height is calculated as					
		distance above average grade. Owner has option to			Yes.	Averaging method:	
		calcluate average grade over entire building area or			Additional 5	23.86.006	
		by segments of the building. Averaging by section		Yes. Inherent in	feet for	https://www.seattle.gov/dpd/codes/dr	
Seattle, WA	30	creates a terraced look.		average.	pitched roofs.	/DR2012-4.pdf	
•		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					
	It's	of 22 feet above grade at all points plus 5 feet for					
	complicated	pitched roof plus up to 5 more feet for wall articulation		Yes. See height	Yes. See		
Sedona, AZ		and light reflectance.		rules.	height rules.	2.24E	
		Fixed Point (Average Perimeter): Building height is the				Measurement: 17C.111.230	
		vertical distance from the average grade to the		Yes. Inherent in			Note: underground portions are not counted in height
Spokane, WA	40	highest point of the roof or structure		Average.		Height: TABLE 17C.111.205-2	calculations.
		Final Baint (Otto et en Austra) The Control of the					
		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			V H	M	
		a flat surface; to the deck line of mansard roofs; and	0.54	Vaa labaaat:		Measurement: 36-321	
0	05 45		2.5 stories or	Yes. Inherent in	adjustment for		
Springfield, MO	35 or 45	hip or gable roofs.	3 stories	Average.	pitched roof.	Height: 36-380	

St Paul, MN 3	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.	adjustment for	Measurement: 60.203 Height: 66.231	
					- J	
	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				Measurement: 26.08.080	
	measured from the average elevation of the finished		Yes. Inherent in	adjustment for		
St. Louis, MO 4		3 stories	Average.	pitched roof.	Height: 26.20.050	
	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		Yes. Inherent in		Measurement: 16.23	
lo. 1/7	sloping sites the height will be measured on the uphill		Average and hight	adjustment for		
Stowe, VT 2	8 side.		point.	pitched roof.	Height: Table 6.2	
	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,				https://sedalibrow.combonel.com/	
Cura at Valley	ventilators and other appurtenances shall not extend		Vaa laharantir		https://codelibrary.amlegal.com/code	
Sunset Valley,	over six feet above the building on which they are		Yes. Inherent in		s/sunsetvalley/latest/sunsetvalley_tx/	Min let aize of 1 pers
TX 3	5 located.		average.	1	<u>0-0-0-14157</u>	Min lot size of 1 acre

	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		Height: p. 13-195	
	divided by the distance between	Yes. See height		
Tacoma, WA	35 those two base points.	definition.	Measure: 13.01.060.B	Note: Unable to locate general definition.
	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		Height: Table 4-202A	
	midpoint of the front of the lot used for establishing	Yes for down-		
Tempe, AZ	30 building heights.	sloping lots.	Measure: 7-108, 7-109	

		Below-grade not counted. 9-1N-4. Design board exception: architectural			9-1G-13: Wall articulation required: For any new residential
		elements that are approved through the Site Plan and Design Review may exceed the maximum height			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
	Parallel plane to natural grade: The maximum	limit provided that			articulation such as window and door treatments and windows.
	allowable height will be measured as the vertical	no such structures			
	distance from the existing grade of the site to an	will be for the			No linear wall of a second story may extend more than twenty-
	imaginary plane located the allowed number of feet	purpose of providing		Measure: 9-1A-12	four feet (24') without architectural articulation or an offset of at
T 1 0'' 0A	above and parallel to the grade not including rooftop	additional living or			least two feet (2') for not less than eight feet (8').
Temple City, CA	32 appurtenances. Fixed Point (Average): The vertical distance from the	floor space.		Height: Table 9-1G-3	
	grade to the highest point of the coping of a flat roof or			Height: 1106.0101	
	to the deck line of a mansard roof, or to the mean				
	height level between eaves and ridge for gable, hip			Measure: 1106.0206	
	and gambrel roofs. Grade is average elevation at		adjustment for		
Toledo, OH	35 exterior walls.	averaging.	pitched roof.	Grade: 1116.0138	
	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			Height: 5.030	
	measuring height:a.The average ground elevation is			ricight. 5.000	
	the mid-point between the highest and lowest ground			Measure: 90.160	
	elevations along the exterior building wall; andb.The			<u> </u>	
	highest point of the building is the coping of a flat roof,			Drawing:	
	the top of a mansard roof or shed roof, or the peak of			https://library.municode.com/ok/tulsa	
	the highest gable of a gambrel or hip roof. For			/codes/code of ordinances?nodeId	
	buildings without a roof, height is measured to the	Yes. Inherent in		=CD_ORD_TIT42ZOCO_CH90ME	
Tulsa, OK	35 highest point of the structure.	averaging.		S90.160BUHE	
	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		Yes. Upwards	Meaure: 6.4.4	
	middle (between the eave and ridge) of the highest		adjustment for	 	
Tuscon, AZ	gable of a pitched or hipped roof.		pitched roof.	Height: TABLE 6.3-2.A	

Fixed Point (Average): Height of a building shall mean the vertical distance from the graded 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 35 adjacent to the building. 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
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 35 adjacent to the building. 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 Measure: 28-1 Aves. Inherent in adjustment for pitched roof. Yes. Upwards adjustment for pitched 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 35 adjacent to the building. 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 Nes. Inherent in adjustment for pitched roof. Yes. Upwards adjustment for pitched roof. Height: 28-300
gable, hip and gambrel roofs. Grade means the average level of the finished surface of the ground 35 adjacent to the building. 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 Yes. Inherent in adjustment for pitched roof. Height: 28-300 Height: 28-300
average level of the finished surface of the ground 35 adjacent to the building. 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 Yes. Inherent in adjustment for pitched roof. Height: 28-300
adjacent to the building. 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
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
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schedule of regulations contained in section 22.03.281, above natural ground grade or original
22.03.281, above natural ground grade or original
grade directly below. If the average hatdrai siOpe III
the area directly below the foundation of the principal Yes. 2 feet
or 32 structure is 25% or greater, than no part of any adjustment for Height: 22.03.281
epending principal structure shall rise more than 32' above greater than 25%
the caves and hage into or a gaste, the or gameror in co. Inherent in adjustment for
35 roof averaging pitched roof Height: Art III Sec. B.3
35 roof. averaging. pitched roof. Height: Art. III, Sec. B.3.
Height: the vertical distance between the existing or
Height: the vertical distance between the existing or finished grade under the structure, whichever is lower,
Height: the vertical distance between the existing or finished grade under the structure, whichever is lower, to the highest point of the structure, including
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: 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 foliation of the structure is determined flat roof, 35'
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 28 (flat) individually. Two Stories Height: the vertical distance between the existing or finished grade under the structure, whichever is lower, to the highest point of the structure, including Yes, 28' for flat roof, 35' for sloped roof Height: 9.03.073
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 chimneys. For a stepped or terraced building, the height of each segment of the structure is determined and individually. 28 (flat) individually. Two Stories Two Stories Two Stories Two Stories Two Stories
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 Fixed Point (Average): The vertical distance measured from the average elevation of the finished
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 Two Stories
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 Fixed Point (Average): The vertical distance measured from the average elevation of the finished
natural ground grade directly below. 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 Yes. Inherent in Measurement: 22.03.279 Note: minimum 1 acre lots. Yes. Upwards adjustment for