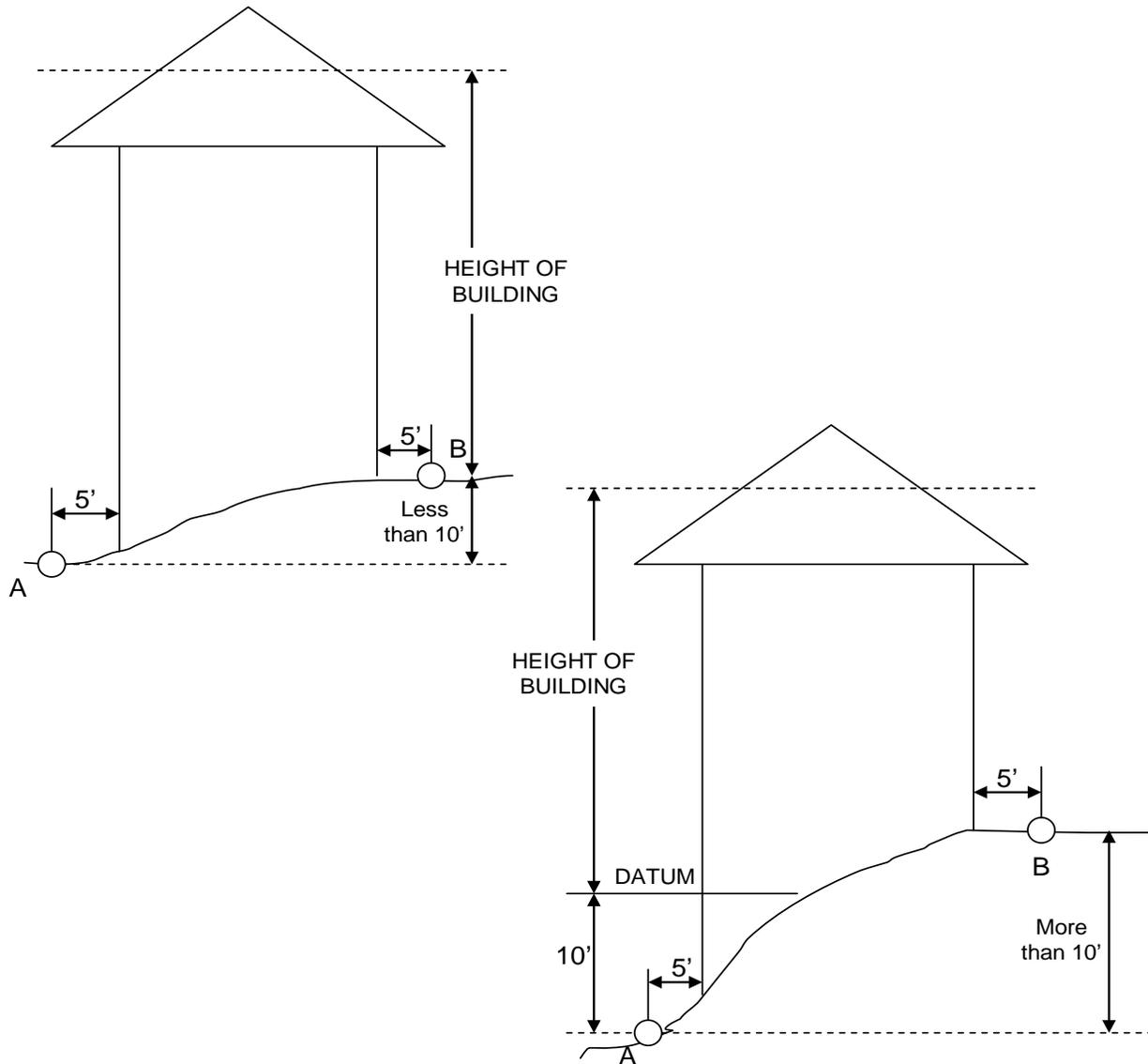




County of San Diego, Planning & Development Services  
**HEIGHT AND STORY DRAWINGS**  
ZONING DIVISION

**DETERMINATION OF BUILDING  
HEIGHT IN FEET**

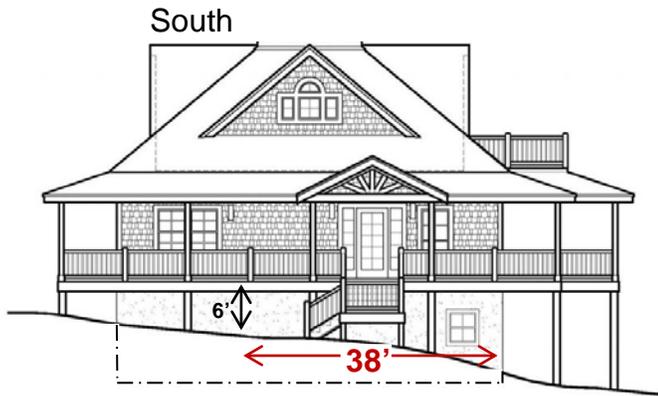
This diagram is illustrative only  
and is not part of the zoning  
ordinance.





County of San Diego, PDS, Zoning Division  
**HEIGHT AND STORY DRAWINGS**

*Continued*



**This “basement” is not a basement**, because the finished floor level directly above is more than 6 feet above the adjacent elevation for more than 50% of the total perimeter.

**Total perimeter is  $50' + 50' + 50' + 50' = 200'$ .**

**Perimeter at which floor above is 6' above adjacent elevation is  $38' + 37' + 50' = 126'$ .**

**126' is more than  $200/2$  or more than 100'; therefore, it's a story.**

**Story is defined as** “That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above (see “Attic Story” and “Crawl Space”). The maximum height of a story between floors shall be 14 feet. If the finished floor level directly above a basement, cellar, or unused under-floor space is more than 6 feet above the adjacent elevation for more than 50 percent of the total perimeter or is more than 12 feet above the adjacent elevation at any point, such basement, cellar or unused under-floor space shall be considered as a story. The total perimeter shall be measured along the outer limits of the area of the floor level in question. The adjacent elevation shall be grade as defined herein but shall not include fill material that has been mounded or placed for landscaping, thermal insulation, sound attenuation or for any other purpose if such mounding or placement would allow additional floor levels or building heights greater than otherwise permitted.”

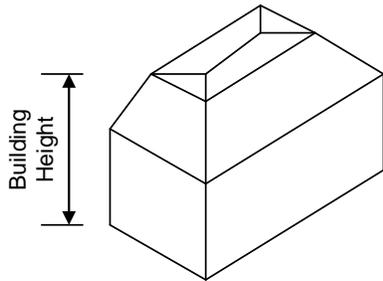


# County of San Diego, PDS, Zoning Division HEIGHT AND STORY DRAWINGS

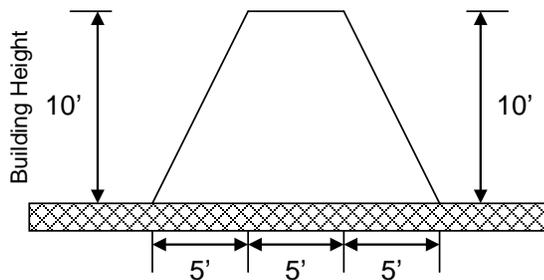
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## MANSARD ROOF

This diagram is illustrative only and is not part of the zoning ordinance.

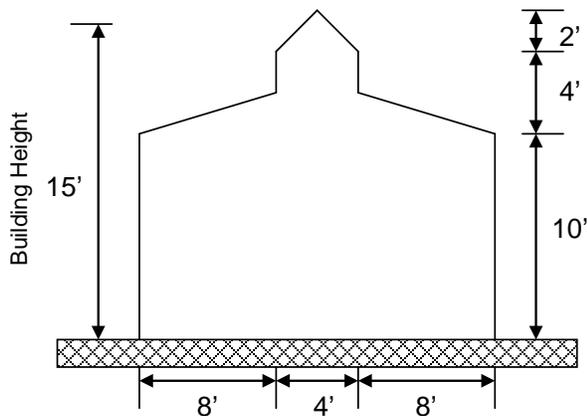


Mansard roofs are roofs with the top gable having a slope not greater than 1 in 12. Height of buildings with mansard roofs are measured from grade to deck line or bottom of the gable.



The roof-building boundary is not steeper than 1 horizontal to 2 vertical, therefore the entire structure is "roof" and with the top gable slope not greater than 1 in 12, the roof becomes mansard and the height is measured from the grade to the deck line.

## MILL ROOF



The height of the building is measured from grade to the average height of the highest gable.



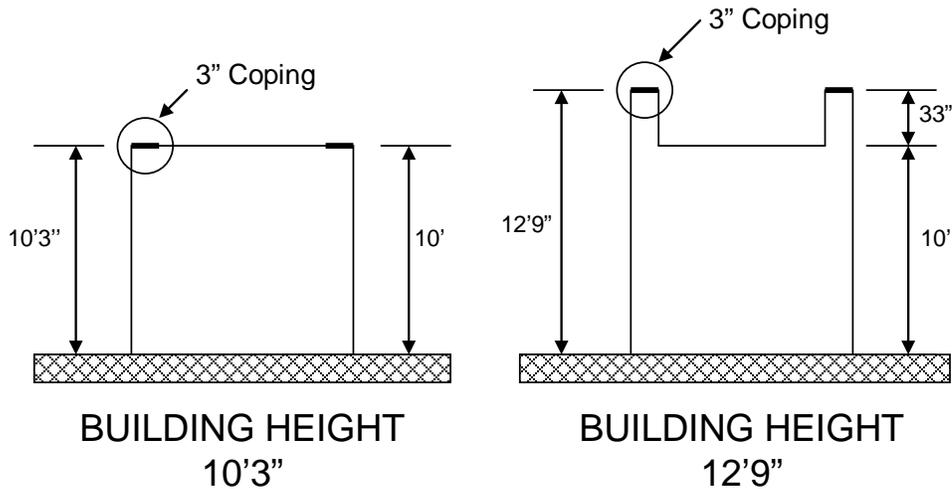
# County of San Diego, PDS, Zoning Division HEIGHT AND STORY DRAWINGS

Continued

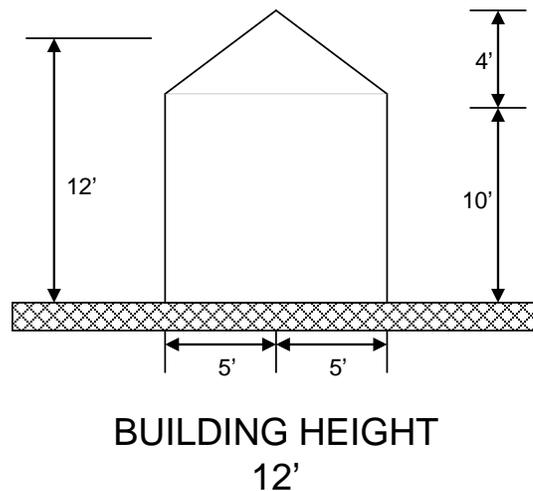
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## “Height, Building”

Flat Roof: The height is measured from grade to the highest point of the coping.



Gable Roof: The height is measured from grade to the average height of the roof.



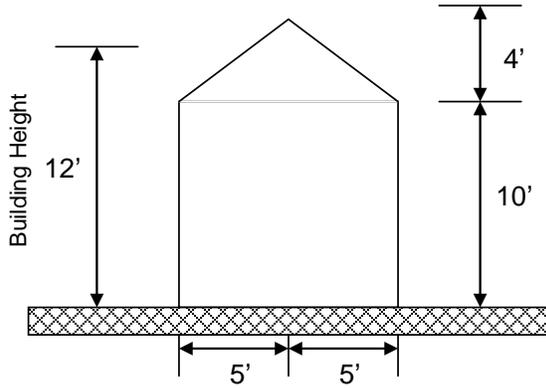


# County of San Diego, PDS, Zoning Division HEIGHT AND STORY DRAWINGS

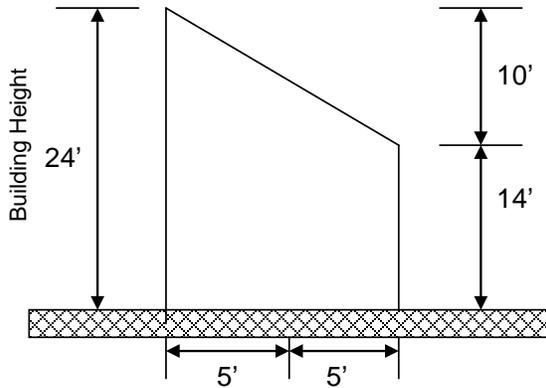
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## GABLE ROOF

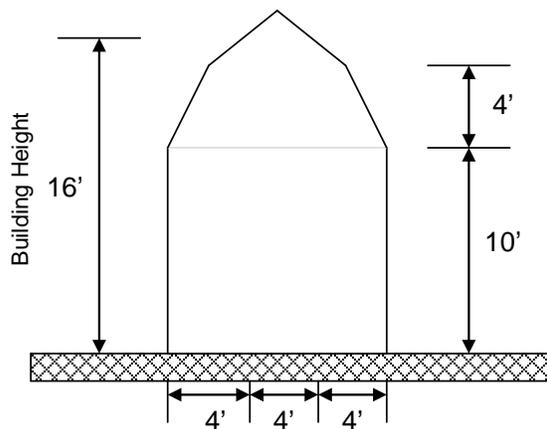
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The height is measured from grade to the average height of the roof.



The building height is 24 feet



When the top gable has a rafter slope steeper than 1 in 12, gambrel roofs are considered double gable roofs, i.e., one gable on top of another. The height in such cases is measured to the average height of the top gable.



# County of San Diego, PDS, Zoning Division HEIGHT AND STORY DRAWINGS

*Continued*

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ordinance.

## ATTIC STORY

Attic story shall mean any story situated wholly or partially in the roof  
so designed, arranged, or built as to be used for business, storage, or  
habitation.

Attic story is  
second story

