DETERMINATION OF BUILDING HEIGHT IN FEET

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

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.
“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.
GABLE ROOF

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.

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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.

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