



Height Calculation Methodology

Methodology applies to: Structures located within the Summerland Planning Area.

The height of a structure shall be the vertical distance between the **average finished grade** of the lot covered by the structure to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof. The mean height of a gambrel roof is the average height of the height of the ridge and the height of the first break in slope of the roof.

The height of any structure shall not exceed the applicable **height limit** except for certain **exceptions** discussed below.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, oil and gas derricks, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones. **The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.**
2. Special exemptions for commercial and noncommercial telecommunication antennas (see Article II Section 35-127.C).

DEFINITIONS

1. **Finished Grade, Average:** The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

For buildings constructed on stepped pads (with various finished grades and multiple roof heights), structure height may be determined by taking measurements from the finished grade at equal intervals around the entire footprint of the structure to the highest mean roof height. This methodology is demonstrated on the following page.

In the example below, measurements taken from the finish grade to the mean height of the highest gable, using an interval of 30 feet, gives the following height:

- A= 20'
- B= 26'
- C= 26'
- D= 26'
- E= 26'
- F= 20'
- G= 20'

Total of height measurements = 164; 164 divided by 7 (the number of measurements) equals a calculated height of 23.5'

