



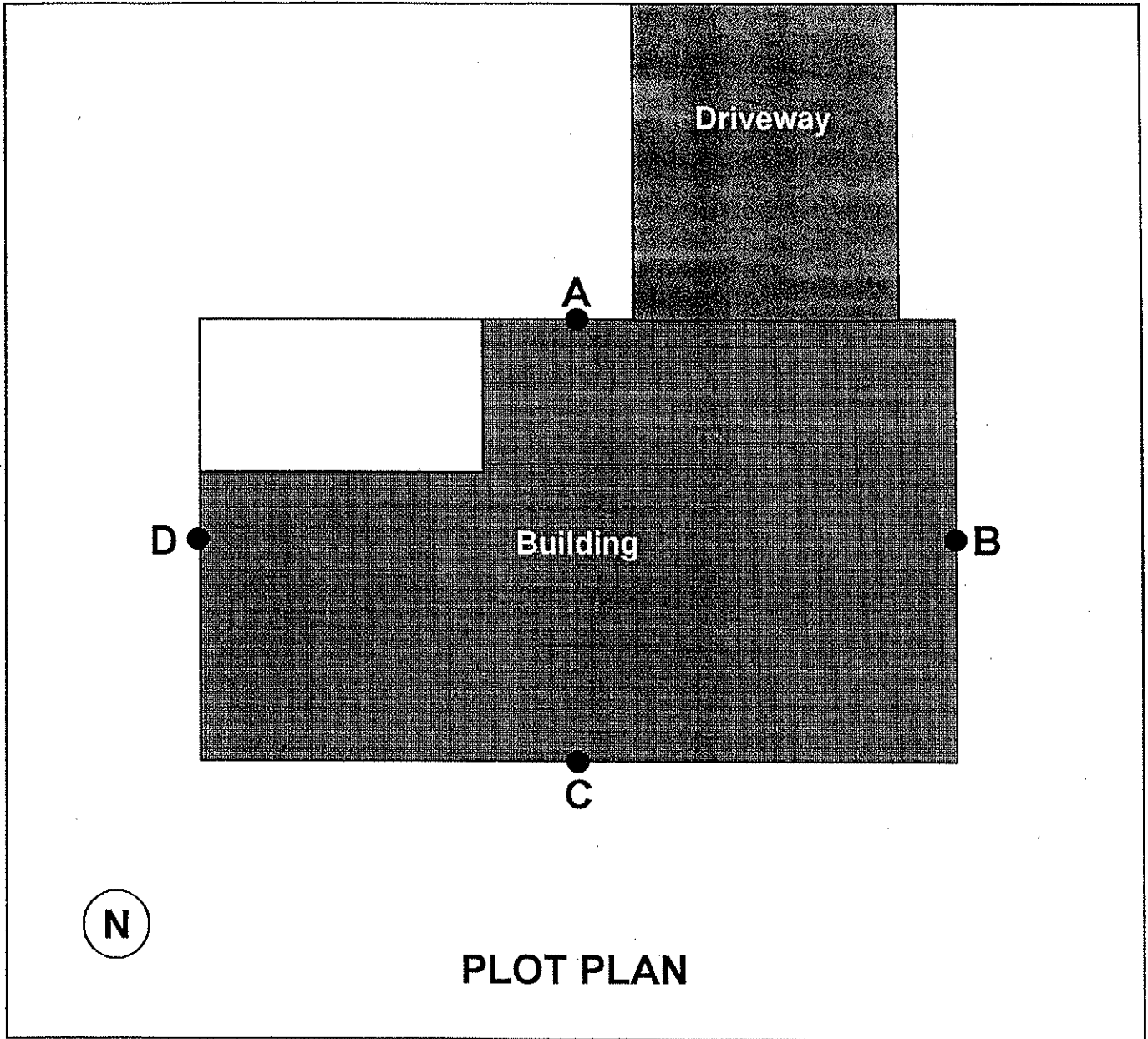
# BUILDING HEIGHT LIMITATIONS

LSMC 14.48.060

## 14.48.060 Building Height Limitations.

- (a) For purposes of this section the height of a building shall be the vertical distance measured from the mean elevation of the finished grade around the perimeter of the building to the highest point of the building.
- (b) Building height limitations in the various zoning districts shall be as listed in Table V.
- (c) The following features are exempt from the district height limitations set forth in Subsection (b), provided they conform to the standards contained in subsection (d):
  - (1) Chimneys, church spires, elevator shafts, and similar structural appendages not intended as places of occupancy or storage,
  - (2) Flagpoles and similar devices,
  - (3) Heating and air conditioning equipment, solar collectors, and similar equipment, fixtures, and devices.
- (d) The features listed in Subsection (c) are exempt from the height limitations set forth in Subsection (b) if they conform to the following requirements:
  - (1) Not more than one-third of the total roof area may be consumed by such features.
  - (2) The features described in Subdivision (c)(3) above must be set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
  - (3) The permit-issuing authority may authorize or require that parapet walls be constructed (up to a height not exceeding that of the features screened) to shield the features listed in Subsections (c)(1) and (3) from view.
- (e) In any zoning district the vertical distance from the ground to a point of access to a roof surface of any nonresidential building or any multi-family residential building containing four or more dwelling units may not exceed 35 feet unless the fire chief certifies to the permit-issuing authority that such building is designed to provide adequate access for fire fighting personnel or the building inspector certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire. A point of access to a roof shall be the top of any parapet wall or the lowest point of a roof's surface, whichever is greater. Roofs with slopes greater than 75 percent are regarded as walls.
- (f) Towers and antennas which exceed the height limit of the zone district are allowed to the extent authorized in the Table of Permissible Uses, use classification 18.000. (Ord. 676, Sec. 46, 2003; Ord. 590, 1998; Ord. 468, 1995)

# BUILDING HEIGHT Calculations



Permit Number: \_\_\_\_\_ Address: \_\_\_\_\_

Lot No. \_\_\_\_\_ Submitted by: \_\_\_\_\_ Phone: \_\_\_\_\_

Height Calculations:

A \_\_\_\_\_

B \_\_\_\_\_

C \_\_\_\_\_

D \_\_\_\_\_

Average Height: \_\_\_\_\_  
 $((A+B+C+D)/4)$

Zone: \_\_\_\_\_ Maximum Allowable Height: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Signed: \_\_\_\_\_