



Planning Building & Department

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BUILDING HEIGHT

Zoning Regulations Relating to Building Height and Story Definitions

Section 6-313 Building Height

“Building height” means the vertical distance between the average of the highest and lowest grade at the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the (1) highest point of a flat roof or (2) deck line of a mansard roof or (3) average height of the highest gable of a pitched or hip roof. (Ord. 494 § 1, 1999; Ord. 221 § 4 (part), 1980)

Section 6-326 Half Story

“Half story” means that portion of a building under a gable, hip or gambrel roof, the top wall plates of which on at least two opposite exterior walls are not more than three feet above the floor of such building portion. (Ord. 221 § 4 (part), 1980)

Section 6-354 Story

“Story” means 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 ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than six feet above the ground adjacent to the building for more than 50 percent of the total perimeter or is more than 12 feet above ground at any point, such basement, cellar or unused under-floor space shall be considered a story. (Ord. 221 § 4 (part), 1980)

Section 6-1903 Structures Subject to Design Review

- (a) A structure in a single-family residential land use district that is proposed to exceed 17 feet in height is subject to design review as provided in this chapter.
- (b) For the purposes of this chapter, height means the vertical distance between the average of the highest and lowest grade at the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the highest point of the structure. An appurtenance attached to a structure, which is listed in Section 6-513, is excepted from the height limit. (Ord. 534 § 1, 2002; Ord. 469 § 1, 1996; Ord. 386 § 1 (part), 1991)

- Please see illustrations of how building height is measure on the following page. -



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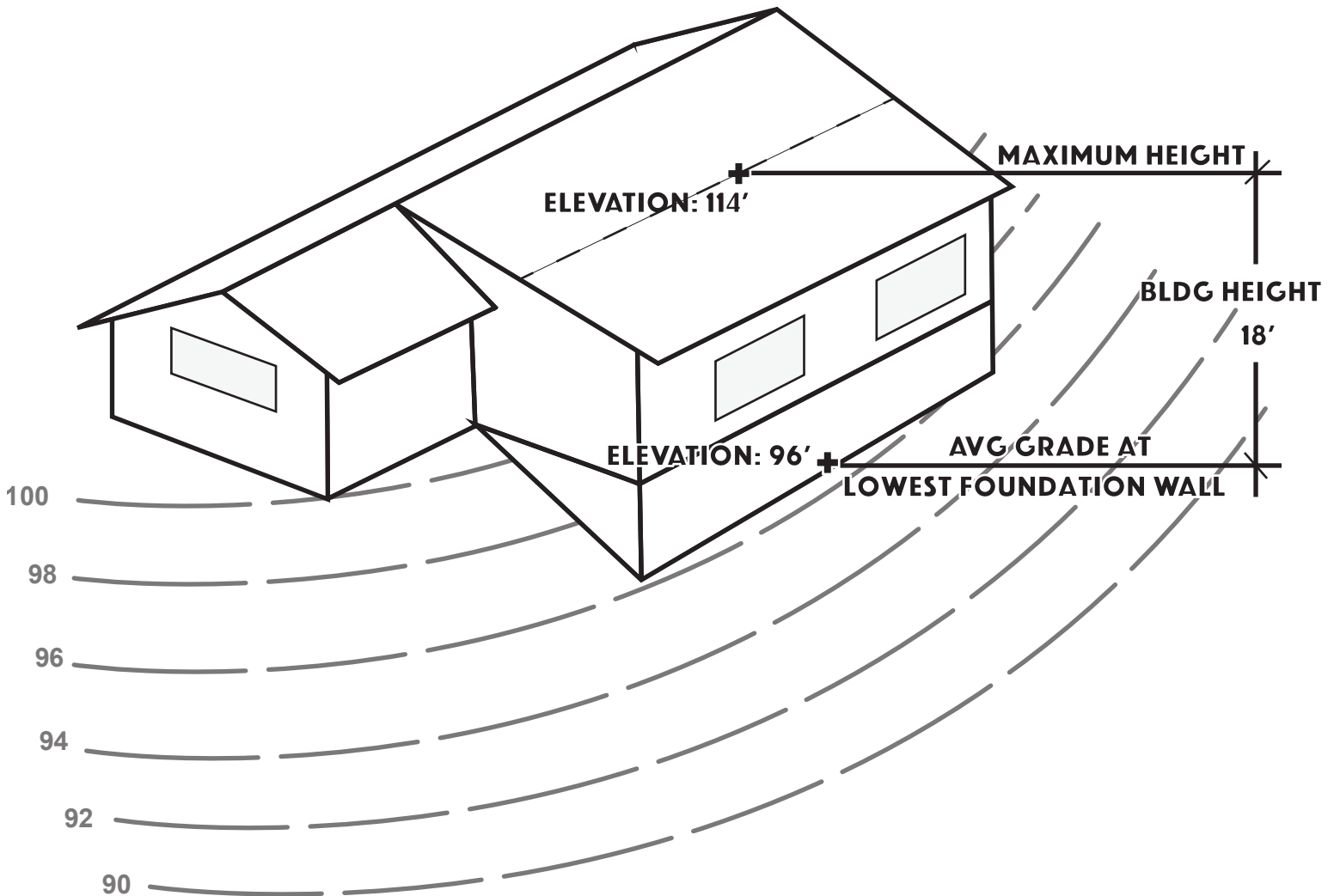
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**BUILDING HEIGHT
MEASURED FOR MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING**

6-313 - Building height.

“Building height” means the vertical distance between the average of the highest and lowest grade at the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the

- (1) highest point of a flat roof;
- (2) deck line of a mansard roof;
- or (3) average height of the highest gable of a pitched or hip roof.





**BUILDING HEIGHT - MEASURED AS TRIGGER FOR DESIGN REVIEW
STRUCTURES EXCEEDING 17 FEET IN HEIGHT**

6-1903 - Structures subject to design review.

(a) A structure in a single-family residential land use district that is proposed to exceed 17 feet in height is subject to design review as provided in this chapter.

(b) For the purposes of this chapter, height means the vertical distance between the average of the highest and lowest grade at the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the highest point of the structure. An appurtenance attached to a structure, which is listed in Section 6-513, is excepted from the height limit.

