

BUILDING HEIGHT

Building height limitations are a companion method to Floor Area Ratio (FAR) commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Building height is regulated by the Summerland Community Plan, and it is broken down into two categories: Urban and Rural. For the purposes of this section, "Urban Area" and "Rural Area" are identified on the Summerland Map in Chapter 1.

DEFINITIONS

Basement, Residential – Summerland: Residential Basements shall be defined as the portion of habitable or potentially habitable under-floor space where the distance between the lower of the existing grade or finished grade and the elevation of the finished floor directly above does not exceed 4 feet; except for the portion of the basement which daylights at some locations, this 4 feet may not be exceeded at any point around the entire perimeter of the structure (see Figure 4.3).

Basement, True – Summerland: A true basement shall be defined as any habitable or potentially habitable under-floor space where the distance between the lower of the existing grade or finished grade around the entire perimeter of the structure and the elevation of the finished floor directly above does not exceed 18 inches at any point.

Existing Grade: The existing condition of the ground elevation of the surface of a building site as documented under the previously approved building or grading permit application, if documentation is available; if such documentation is not available, the existing condition of the ground elevation of the surface of a building site at the time of the current permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

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

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.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

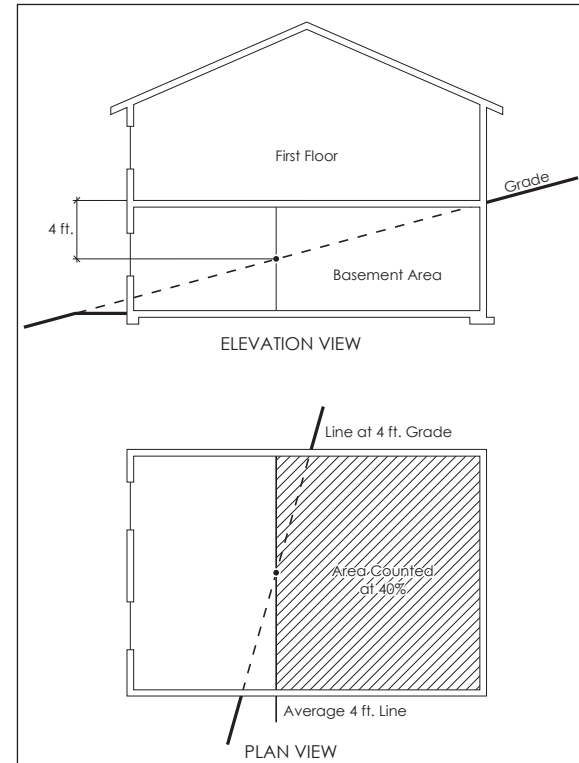


Figure 4.3 - Summerland Residential Basement