

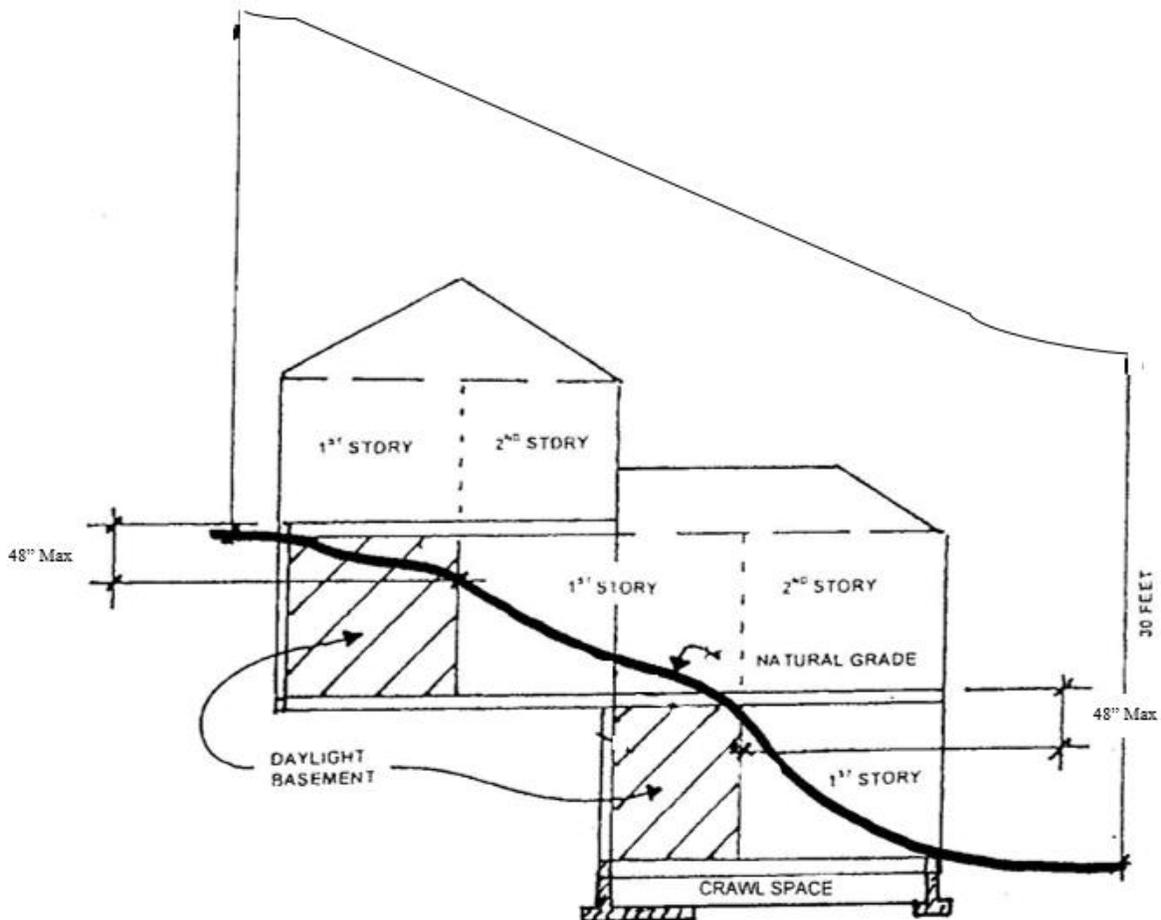


CITY OF MONTE SERENO

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BUILDING HEIGHTS & BASEMENTS

Building Height means the vertical distance measured from the natural grade or finished grade, whichever is lower, to the point of the structure above, except where a crawl space, Basement or Daylight Basement exist. In areas where a crawl space, Basement or Daylight Basement exist, building height shall be calculated from the average natural grade to the point of the structure above.



Additional Information: When the structure is on a slab foundation, the building height is measured from the natural grade or finished grade, whichever is lower. Otherwise it is measured from the average natural grade.

When using the average natural grade to show overall height a roof plan with elevation contours overlaid on the plan can be used to indicate the proposed height of the structure.

Basement means any habitable space contained within the structure where the floor above does not exceed 48" above the finished grade at any point along the perimeter of the building footprint. A basement cannot extend beyond the footprint of the floor above.

Daylight Basement means any habitable space contained within the structure where a portion of the floor above does not exceed 48" above the finished grade along the perimeter of the building footprint and a portion of the floor above exceeds 48" above the finished grade along the perimeter of the building footprint.

Floor Area means the entire area of all floors, measured from the outer face of the exterior walls. Basements as defined in 10.01.020D for main dwellings shall not be counted in the floor area. Daylight Basement as defined in 10.01.020D for main dwellings shall not be counted for the portion of the floor area where the floor above does not exceed 48" above the finished grade along the perimeter of the building. Daylight Basements areas where the floor above exceeds 48" above the finished grade along the perimeter of the building shall be counted in the floor area.

Additional Information: When calculating floor area for structures that have a Daylight Basement indicate on the floor plan which area is considered a basement (does not count towards the maximum floor area) and which area is consider a daylight basement (counts towards the maximum floor area).

