SUMMIT COUNTY PLANNING DEPARTMENT

Building Height Information

Site Plan and Elevation Drawing Requirements

The information required to be included on the site plan is largely the same as it has been in the past, but because of the new method of calculating height, several additional items are required. The elevation of all ridgelines, eaves, and roof appendages, in corresponding USGS datum, needs to be included on the site plan. Topographic information, in one or two foot contours, and finished grade still need to be shown. If the proposed structure's height will be within 5 feet of the maximum height permitted, or if the grade of any portion of the building site is 10 percent or greater, a stamped, signed (by a Colorado licensed surveyor) copy of the topographic survey is required in addition to the site plan. As with the site plan, the requirements for elevation drawings are mostly the same as they have been, but several additional items are required to be shown. Natural grade, finished grade, and all ridge elevations are required to be shown. The information on the site plan must be consistent with the information on all elevation drawings. The line types used for these items needs to be easily distinguishable, and shall utilize the following: natural grade in a dashed line, finished grade in a solid line, roof lines in a fine solid line, and the foundation wall in a heavy solid line.

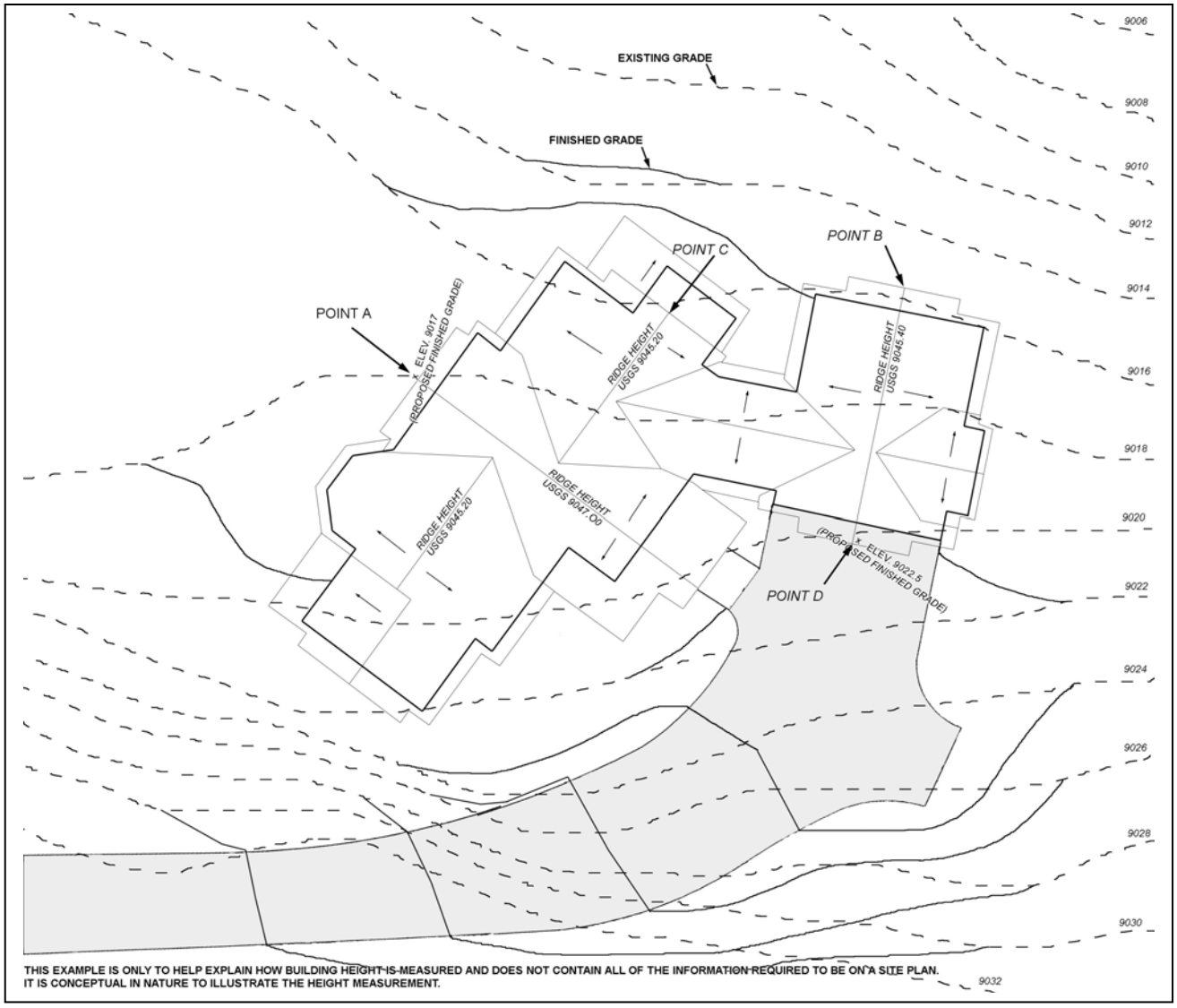
Height Site Improvement Location Certificate ("SILC") Requirements

To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

Building Height Measurement

There are two parts to the definition, the first relates to the portion of the structure that extends beyond the building footprint. For measuring building height on this portion of the building, the height will be measured as the distance from the more restrictive of either the natural grade or the finished grade to the top of the roofing material directly above. The second part of the definition deals with the portion of the house within the footprint of the building. For measuring the building height on this portion of the building, the height will be measured as the distance from the natural grade to the top of the roofing material directly above. The example on the next page gives an illustration of how building height will be measured.

Example



Point	Natural Grade Elevation	Finished Grade Elevation	Measured from:	Roof Elevation	Calculation	Height
A	9018.00	9017.00	Finished Grade	9047.00	9047.00 - 9017.00	30.00 feet
B	9015.65	--------	Natural Grade	9045.40	9045.40 - 9015.65	29.75 feet
C	9016.18	Within Footprint	Natural Grade	9045.20	9045.20 – 9016.18	29.02 feet
D	9020.20	9022.5	Natural Grade	9045.40	9045.40 – 9020.20	25.2 feet

The height of Point A is measured from finished grade because finished grade is lower than natural grade, and therefore is the more restrictive grade. Point B is measured from natural grade because there is no proposed change in the grade at this point. Point C is within the footprint of the building, in which case natural grade is always used to measure height. Point D is measured from natural grade because it is lower than finished grade and is therefore the more restrictive.

If you have any questions regarding the County's new method of measuring height or the corresponding requirements, please contact the Summit County Planning Department at (970) 668-4200. Additional information can be obtained by visiting the Summit County Planning Department website, **http://www.co.summit.co.us/Planning/index.htm**

3505.06: Height Limit

A. **Compliance with Height Limits**: Height limits for the different zoning districts, except PUD Zoning Districts, are stated in Figure 3-5. Height limits for approved PUD Zoning Districts shall be stated in the PUD designation. If height limits are not stated in a PUD, the Planning Director shall determine the building height requirements which apply in accordance with Section 3505.01.A. The height limits in Figure 3-5 apply to both buildings and structures. In regards to Figure 3-5, where a height limit pertaining to a particular use in a zoning district differs from the general height limit for the zoning district, the specific height shall apply to any structures or buildings intended for that use. An information sheet further explaining how building height is measured, the plan submittal requirements and Site Improvement Location Certificate requirements is available in the Planning Department. Heights of buildings and structures are calculated as follows:

B. **Measuring Height**:

1. **Building Height**: The distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.
    a. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive).
    b. Where there are minor irregularities in the natural grade (as determined by the Planning Department), these areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical natural grade shall be used.
    c. Window wells and similar building appurtenances installed below grade, as approved by the Planning Department, shall not be counted as the finished grade for the purposes of calculating building height.
2. **Plan Submittal Requirements**: All development reviews subject to the height limits established by this Code shall submit the following information to ensure the requirements set forth herein are met:
    a. A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are ten percent (10%) or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
    b. A plan view (i.e., birds eye view) of the building site that shows the 1) natural grade; 2) finished grade; 3) outline of the building; 4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves; 5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and 6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above-mentioned information shall be depicted using differing line weights so as to be clearly differentiated.
    c. Elevation drawings of all facades of a proposed building or structure that show: 1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above; 2) the natural grade of the site; 3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation (other submittal requirements contained in this Code also require the submission of additional details on building elevations to ensure compliance with other Code design provisions).
3. **Site Improvement Location Certificates:** To ensure compliance with the height limits established by the underlying zoning districts, the County shall require the submission of a Site Improvement Location Certificate ("SILC") when a structure or building is proposed to be within one (1) foot of the maximum height limit established by the underlying zoning district, at two different times during the construction period. The first SILC shall be required prior to the Building Department's footing inspection, and shall show the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all footings. The second SILC shall be required prior to the Building Department's framing inspection, that shows the mean sea level elevation in the USGS datum (used for the topographic survey as required in 3505.06.B.2) of all ridgelines and eves within one (1) foot of the maximum height limit established by the underlying zoning district, based on the site datum described above. Roof appendages, as described in Subsection C, below do not have to be reflected on the SILC.

C. **Exceptions to Height Limits**: The following exceptions to height limits are allowed:

1. **Appendages**: Chimneys, vents, television or radio antennas or other roof appendages may exceed by the maximum height allowance by ten percent (10%).

2. **Utility facilities**: Minor utility facilities shall be exempt from height limits. Height limits for major utility facilities may be established by the County as part of its approval of a conditional use permit for the facility (see Section 12300 et seq.), its approval of an installation's location and extent (see Section 121000 et seq.) or as part of a permit or agreement for an Area or Activity of State Interest (see Chapter 10).