



# Building Height (Zoning)

# BP-70

Department of Building and Planning

The definition of Building Height in the Spokane County Zoning Code differs from the building height definition contained in the State Building Code because it is based on the visual impact of building height rather than fire and life safety concerns.

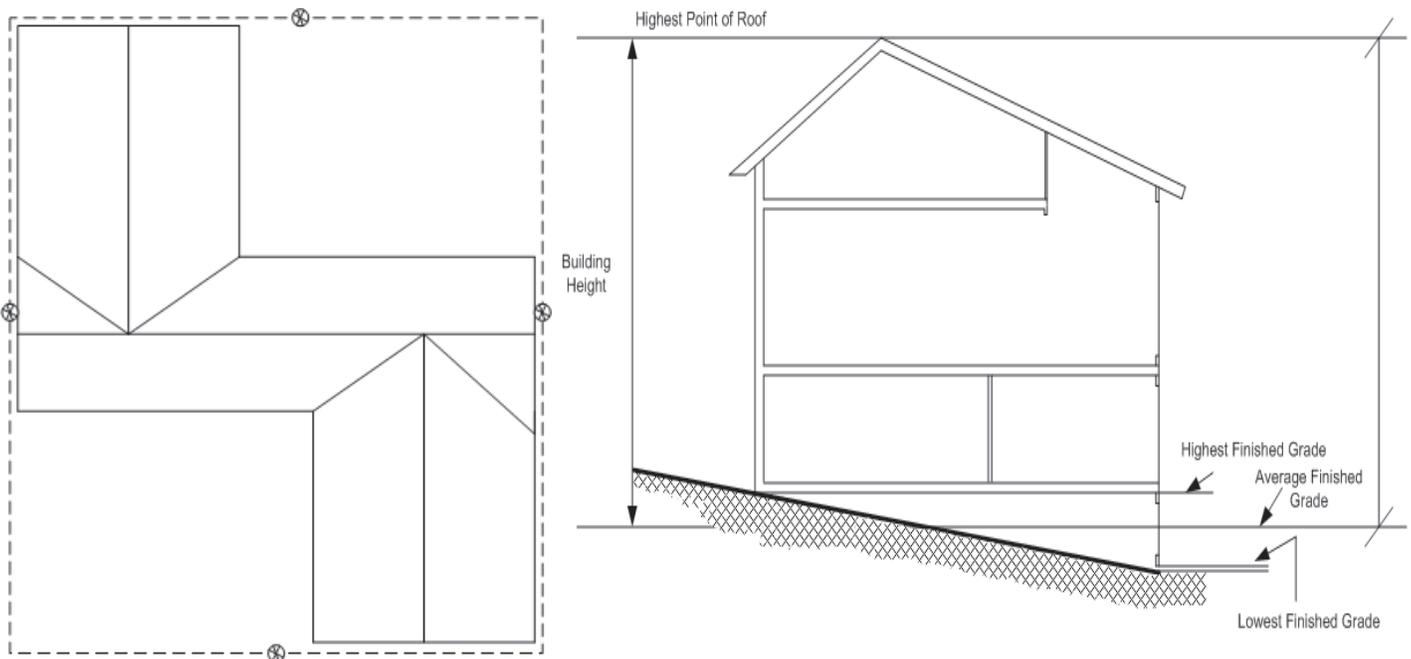
Building Height is measured from the average finished grade to the highest point of the roof, except for skylights, chimneys, wireless masts, and other provisions of Section 14.810.230. The average finished grade shall be determined by first delineating the smallest rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the rectangle, provided that the measured elevations do not include berms or backfills extending less than 10' horizontally from the building.

Different zones in the County place limits on building heights. For example most single family/duplex structures are limited to a maximum building height of thirty five (35) feet. The Shorelines Management Program also limits building height within two-hundred (200) feet of a regulated shoreline to thirty five (35) feet.

Building height can also influence setbacks. For example many zones require a basic setback for one and two family dwellings of five (5) feet for the first twenty five (25) feet of building height plus one additional foot of setback for each additional foot of building height over twenty five (25) feet to a maximum of a fifteen (15) foot setback.

Before finalizing your plans check with the Department about any limitations that might apply and then verify your building height conforms to applicable requirements as shown below and on reverse side of this brochure.

Measured height at each of these points 



Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation. For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the appropriate division or staff

## Help us serve you faster by making sure your building height is indicated on your plans.

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In the example below, the building height is calculated as the average of  $18 + 18 + 16 + 20 \div 4 = 18$  feet

