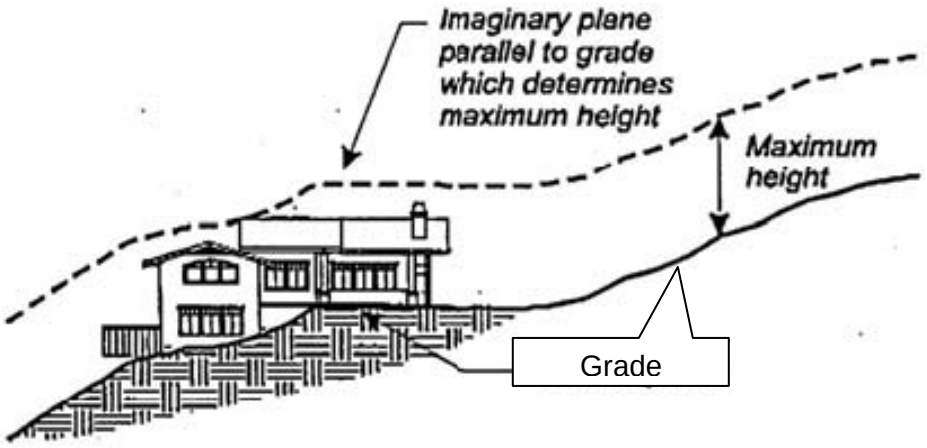
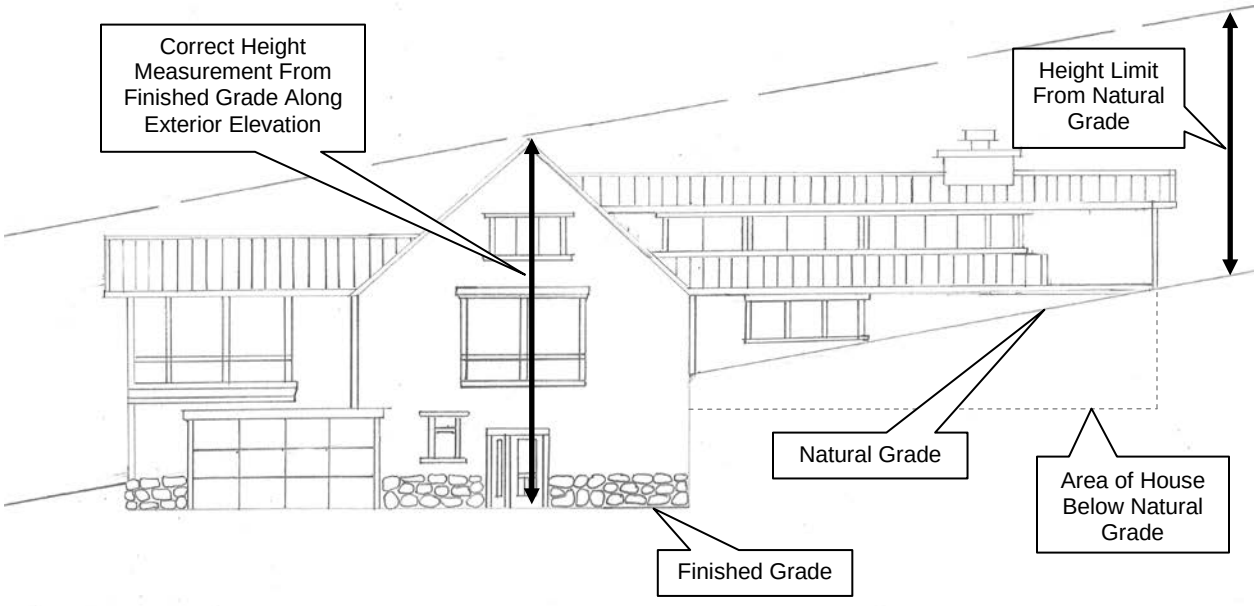
HEIGHT MEASUREMENT FACT SHEET

The height of a building is dependent upon limitations prescribed by the zoning district in which the property is located. The height of a structure is defined as the vertical distance from grade to the highest point of a structure. Please refer to the diagram below for a graphical representation of this concept.



Due to the greatly varying topography of Marin County, height measurements are based on grade. “Grade” is defined as the ground elevation used as the basis for measurement of allowed structure height where grade is the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure. This is demonstrated graphically below.



*The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level.

Note: In Coastal Zoning Districts, height is normally measured from natural grade.

HEIGHT DEFINITIONS

Height – The vertical distance from grade to the highest point of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured.

Grade – The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.