

Consistent Method of Building Height Measurement in the Midcoast (definition needed in each ordinance to prevent default to averaging method)

CHAPTER 20 -- S DISTRICTS (combining districts) -- Section 6300.

Add new footnote following #2:

“For buildings in the S-3 overlay district located in the Midcoast LCP Update Project Area, building height shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.”

CHAPTER 21A -- PAD DISTRICT

Section 6358. Maximum Height of Structures

Add at end of section:

“In the Midcoast LCP Update Project Area, building height shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.”

CHAPTER 36 -- RM-CZ DISTRICT

Section 6908A. Maximum Height of Structures

Add at end of section:

“In the Midcoast LCP Update Project Area, building height shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.”

References: (recently approved SMC Ordinances)

NMU (Ch.21C, 2015): *Height shall be measured as the vertical distance from any point on the finished grade to the topmost point of the building immediately above.*

CMU-1 (Ch.29.1) 2017: same

CMU-2 (Ch.29.2): same

NMU-ECR (Ch.29.3): same

MH (Ch.26) 2018

The height of structures in all areas zoned MH shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.

Second Dwelling Units (Ch.22.5) 2019:

Building height shall be measured as the vertical distance from any point on the lower of (a) finished grade, or (b) natural grade, to the topmost point of the building immediately above.