

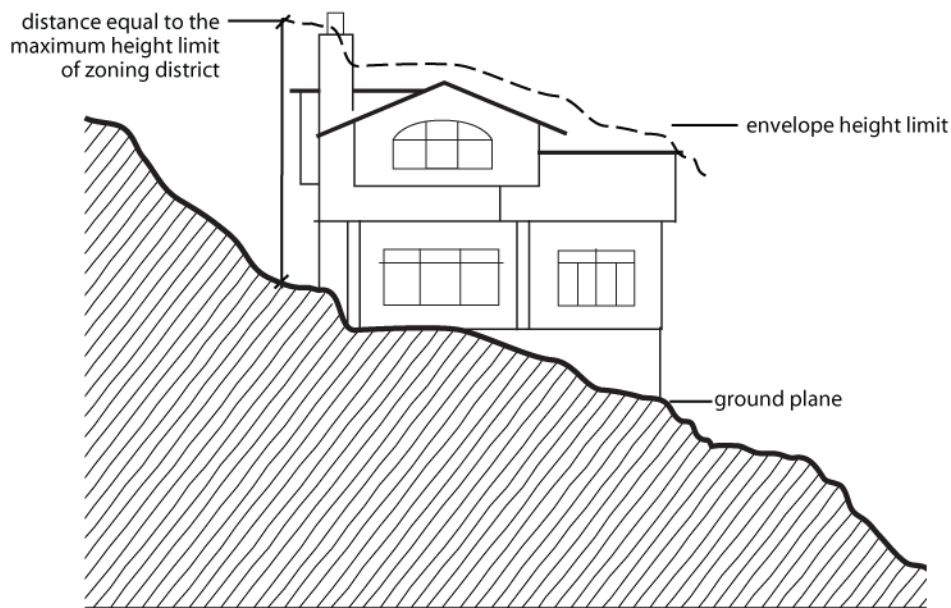
County Zoning Amendments
"Part 1 - Capital Changes"

#4 – Building Height Definition

The proposal is to replace the existing definition of Building Height in Section 1.05 9. Missoula County Zoning Regulations (shown on the last page) with the text shown below.

Proposed new definition of building height

9. **Building Height** – Building height is measured as the vertical distance a building envelope from the lowest point where the bottom portion of the building envelope is a plane that follows building line meets existing grade beneath the building and all projections of the building's roof, and the upper portion of the building envelope is an imaginary plane that parallels the existing grade plane a given vertical distance equal to the maximum height limit of the subject zoning district to the highest point of the subject building. All portions of buildings and structures must fit within the building envelope, excluding those building height exceptions allowed by Section 3.06 A.1. The highest point of the building is the coping of a flat roof, the top of a mansard roof or shed roof, of the peak of the highest gable of a gambrel or hip roof.



IF THIS DEFINITION IS APPROVED:

- A. Delete building height from Chapter 3, Section 3.06 J. Hillside Standards, subsection 6.e. i) and ii). (*see note in Capital Change #5 Hillside Standards*)
- B. Include provision for measuring exposed foundations in Chapter 3, Section 3.06 A. Exceptions to Height Regulations:

Exposed Foundations

The vertical distance between the lowest point where the building line meets existing or finished grade (whichever is lower) and the lowest floor line of the building may not exceed eight (8) feet in height. See Figure A.

The exposed foundation wall may not exceed eight (8) feet in height and shall be measured as the vertical distance between the lowest point where the building line meets existing or finished grade, whichever is lower, and the lowest floor line of habitable space. See Figure A.

Figure A.



Figure B.



- C. Include provision for measuring visible deck supports in Chapter 3, Section 3.06 A. Exceptions to Height Regulations:

Visible Deck Supports

No portion of the walking surface of a deck or porch with visible columns, posts, or piers may exceed a height of twelve (12) feet above finished grade measured from the furthest projecting point of the deck or porch. See Figure B.

- D. Revise the definition of Wall Element in Chapter 1, Section 1.05 Definitions.

Wall Element

Any individual wall or continuous element of a building on ~~one~~ a single continuous plane.

~~Wall elements adjacent to grade shall be measured from the lowest existing grade to the underside of the eave or top of coping of a flat roof.~~

~~Wall elements not adjacent to grade shall be measured from the lowest point at which the wall element intersects any part of the adjacent building element to the underside of the eave or top of coping of a flat roof.~~

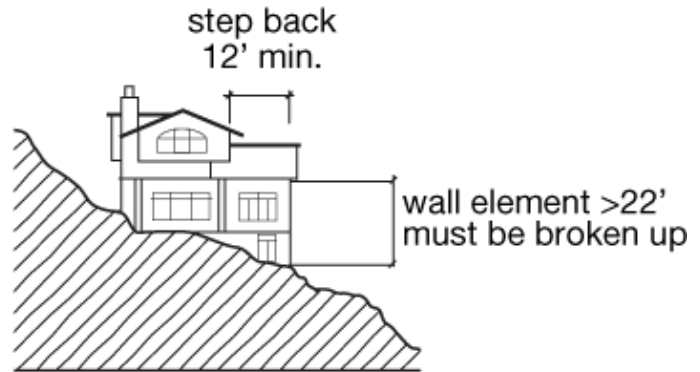
~~A gable end above the eave shall be excluded as part of the wall element measurement.~~

- E. Revise Building Wall Elements in Chapter 3, Section 3.06 J. Hillside Standards, subsection 6. b. (see note in Capital Change #5 Hillside Standards)

- i. Wall elements adjacent to grade shall be measured from the lowest existing grade to the underside of the eave or top of coping of a flat roof.

- ii. Wall elements not adjacent to grade shall be measured from the lowest point at which the wall element intersects any part of the adjacent building element to the underside of the eave or top of coping of a flat roof.
- iii. A gable end above the eave shall be excluded as part of the wall element measurement.

- iv. Individual wall elements shall not exceed eighteen feet (18') in height
Building wall elements may not exceed twenty-two (22) feet in height (vertically.)
Individual wall elements may be stacked vertically if the total cumulative vertical dimensions of all stacked wall elements does not exceed twenty-two (22) feet in height or if the wall elements are offset by at least twelve (12) feet in horizontal distance. Wall elements will be considered offset for the purpose of these hillside regulations only if (1) they are separated by at least twelve (12) feet in horizontal distance, and (2) the offset occurs by stepping the building back towards the slope (uphill).



Section 1.05 9. below is the current definition of building height. This section is proposed to be replaced by the language above.

1.05 Definitions

9. Building Height

A building may be measured using one of the two measurements (absolute or modified) as defined below. It shall be the responsibility of the applicant to select a method of building height measurement. Height measurement shall not include certain building components as excluded by Section 3.06 of the County Zoning Resolution Regulations.

a. Absolute Height of a Building

The vertical distance measured from the lowest finished grade adjacent to the building to the highest point of the building. This distance shall not exceed the maximum building height as established in each zoning district.

b. Modified Height of a Building

The vertical distance measured as a building envelope from the lowest existing grade adjacent to the building to the highest point of a coping flat roof, the highest ridge of a shed roof, the deck line of a mansard roof, or to the midpoint between the highest eaves and the highest ridge of a hip, gable or gambrel roof. For each zoning district, a permitted building envelope height shall be established by the zoning regulations as equal to "H." The Modified Building Height of any building shall not exceed the

permitted building envelope height. (See Table 1 below and Attachment A in Resolution #95-005 for diagram.)

Individual wall elements may not exceed eighteen (18) feet. Individual wall elements may be stacked vertically only if an offset of not less than one-third (1/3) of the largest adjacent wall element under consideration is provided. (See Attachment B in Resolution #95-005 for diagram of offset.)

Table 1: Defining Modified Building Height Envelope by Roof Type

ALL BUILDING EXCEPT HIP, GABLE OR GAMBREL ROOF BUILDINGS	HIP, GABLE, OR GAMBREL ROOF BUILDING
The maximum building height for all buildings except hip, gable or gambrel roof buildings shall be measured from existing grade as a building envelope, not to exceed the maximum building height allowed in each zoning district ("H").	The maximum building height for all hip, gable or gambrel roof buildings shall be measured from existing grade as a building envelope, not to exceed the maximum building height allowed in each zoning district plus three (3) feet ("H" + 3). No point of the building shall exceed the building envelope by more than three (3) feet.