

## Explanation of Building Height Regulations

This explanation and examples have been created to assist applicants for discretionary permit in understanding the methodologies used to calculate building height in the City of Del Mar.

### Definition of Building Height

Section 30.04.08 (DMMC) - Height, Building or Structure. Building or structure height shall be the greatest vertical dimension computed by using any or all of the following, at any point within or around the structure:

1. The vertical distance from the lower of the natural or finished average adjoining grade to the highest part of the roof or structure. (See Example 1)
2. The vertical distance from the lower of the natural or finished exterior adjoining grade to the highest part of the roof immediately above or of any structure located on such roof. (See Example 2)
3. The vertical distance from any point of the roof or structure to the natural grade directly below. (See Example 3) [Ord. 562, 724]

### Definitions of Grade

Natural Grade. The original grade level that historically existed on a site prior to any site preparation, grading or construction, as established to the satisfaction of the Planning Department. If natural grade cannot be determined, "existing grade" shall be considered as the natural grade. [Ord. 541, 724]

Existing Grade. The grade level that existed on a site prior to the start of any current or proposed site preparation, grading or construction, as established to the satisfaction of the Planning Department. [Ord. 541, 724]

Finished Grade. The grade level on a site that is created, or is proposed to be created, as part of a development proposal. [Ord. 724]

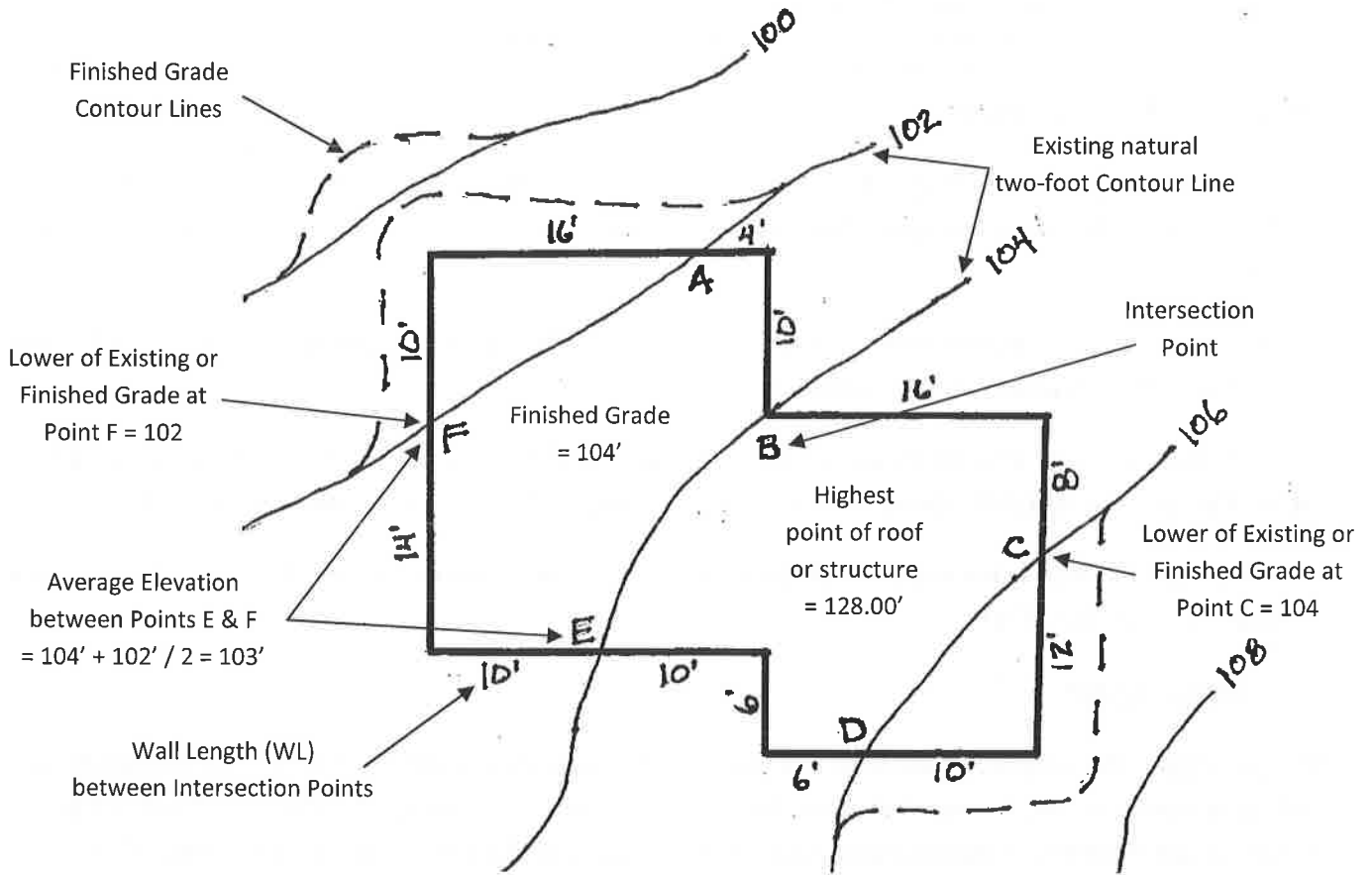
Average Adjoining Grade. A single numerical figure which represents the average grade elevation of the perimeter of a structure. This figure shall be based on the sum of the elevations taken at points where the exterior wall intersects the natural two-foot contour lines plotted on a topographical map for the property. At each intersection point, the lower of the natural or proposed finished grade shall be used in establishing the average grade elevation (AE) between such intersection points. Average Adjoining Grade is calculated as follows:

$$\text{AAG} = \frac{\text{Sum (AE X WL)}}{\text{Sum WL}}$$

Where: AE is as defined above, and WL (wall length) is the distance measure along the wall between the points of intersection. [Ord. 601, 724]

# Example 1

## Calculating Average Adjoining Grade (AAG)



Intersection Points	Wall Length (WL)	Average Elevation (AE)	Product of WL x AE
A-B	14'	103'	1,442'
B-C	24'	104'	2,496'
C-D	22'	104'	2,288'
D-E	22'	104'	2,288'
E-F	24'	103'	2,472'
F-A	26'	102'	2,652'
<b>Total</b>	<b>132'</b>		<b>13,638'</b>

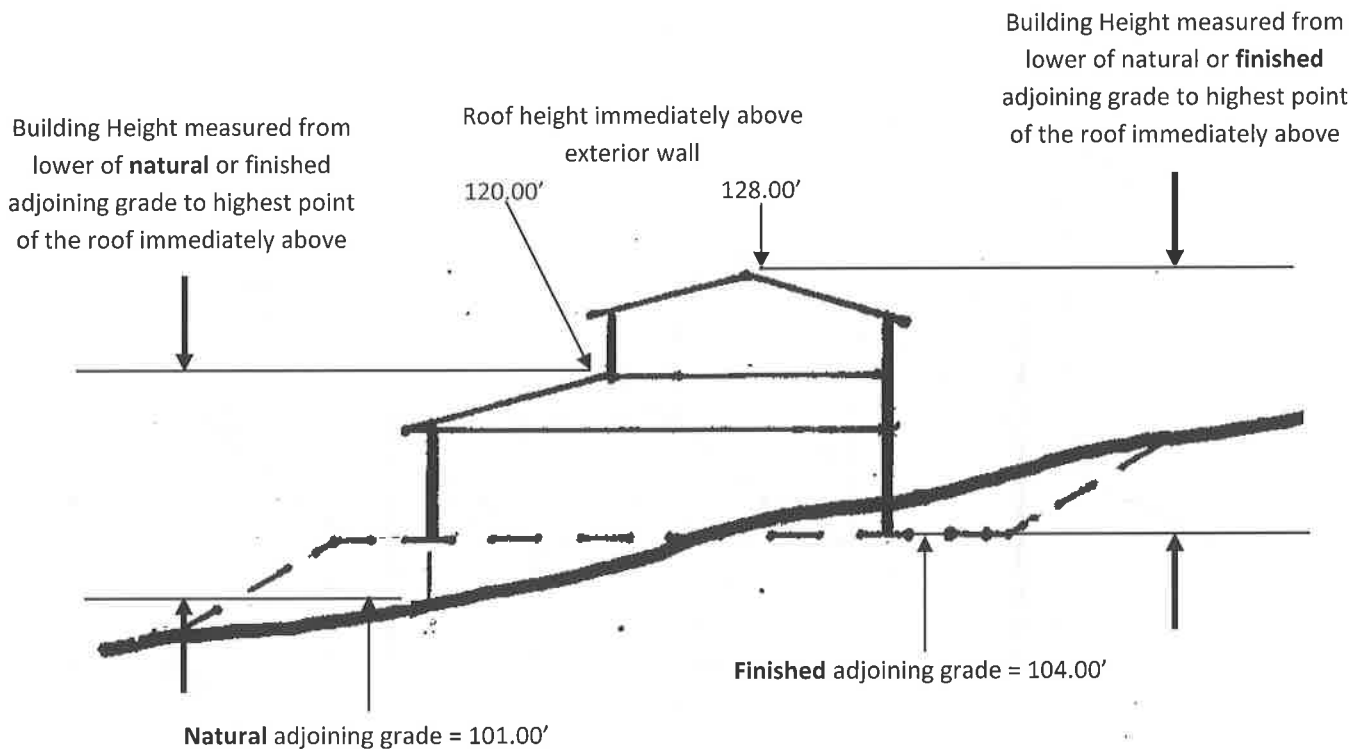
$$(AAG) 103.32' = \frac{[\text{Sum } (AE \times WL)] 13,638'}{(\text{Sum WL}) 132'}$$

After calculating the Average Adjoining Grade, determine the highest point of the roof or structure and subtract the single numerical figure representing the Average Adjoining Grade to determine Building Height.

$$128.00' \text{ (highest point of roof or structure)} - 103.32' \text{ (AAG)} = 24.68' \text{ (Building Height)}$$

## Example 2

### Measuring Distance from Adjoining Grade to Highest Part of the Roof Immediately Above



Find the highest part of the roof (or any structure located on such roof) immediately above the natural or finished grade adjoining all exterior walls. Subtract the lowest of either the natural or finished adjoining grade from the highest point of the roof or structure immediately above to determine Building Height. Building Height is greater of the vertical distances shown below.

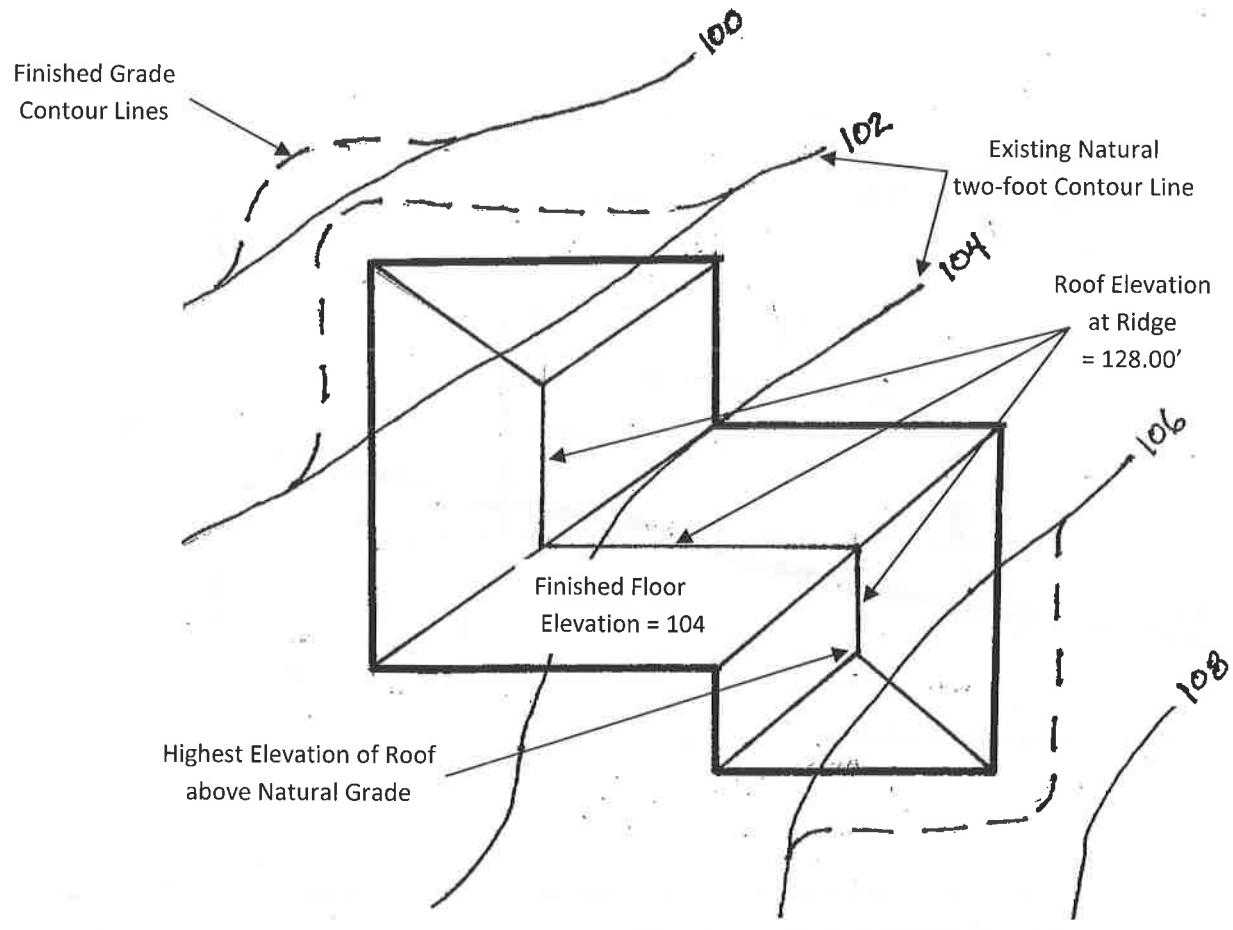
$$120.00'(\text{highest point of roof immediately above}) - 101.00'(\text{Natural adjoining grade}) = 19.00'(\text{Building Height})$$

or

$$128.00'(\text{highest point of roof immediately above}) - 104.00'(\text{Finished adjoining grade}) = 24.00'(\text{Building Height})$$

### Example 3

## Measuring Distance from Any Point of the Roof to the Natural Grade Directly Below



Find the highest elevations of any portion of the roof (typically at ridge) and subtract the elevation of the natural grade directly below the highest elevations of the roof to determine Building Height.

$$128.00 \text{ (highest point of any portion of roof)} - 105.50' \text{ (Natural grade)} = 22.50' \text{ (Building Height)}$$