

Consistent Method of Building Height Measurement in the Midcoast

The 2012 Midcoast LCP Update revised maximum building height in the following zoning districts, but a definition of how building height is measured was not included. This definition is needed in each ordinance for clarity and consistency and to prevent default to the antiquated 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.”

Recently approved SMC Ordinances for reference:

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.

ADU's (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.