



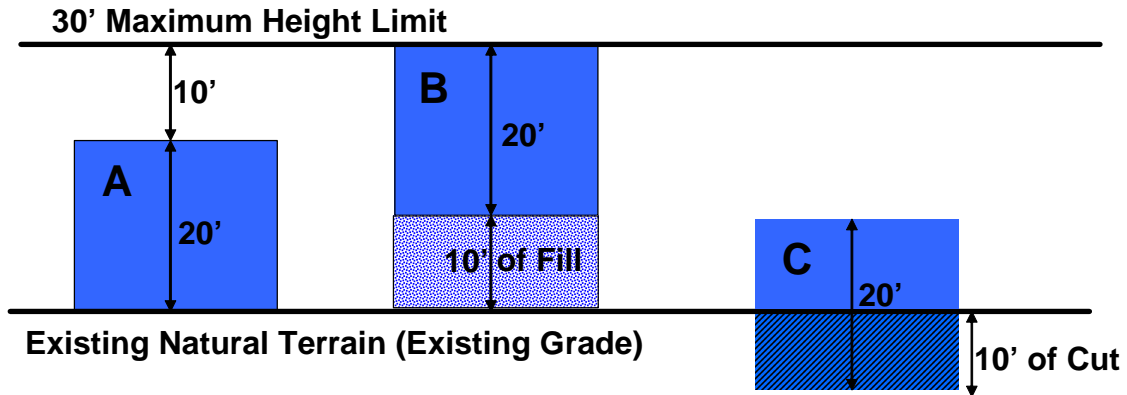
How to Calculate Maximum Building Height

OVERVIEW

Within the Estes Valley there is a maximum height limit of thirty feet for all buildings prior to adjusting for slope. This handout explains how to measure building height and how to calculate the slope adjustment.

MEASUREMENT OF MAXIMUM BUILDING HEIGHT

Building height is measured from *existing* natural terrain (existing grade). For example, if a twenty-foot tall building is placed on ten feet of fill, the building height is thirty feet. If it is placed in ten feet of cut, the building height is ten feet. This is illustrated below.



Building Height

Building A = 20 feet

Building B = 30 feet

Building C = 10 feet

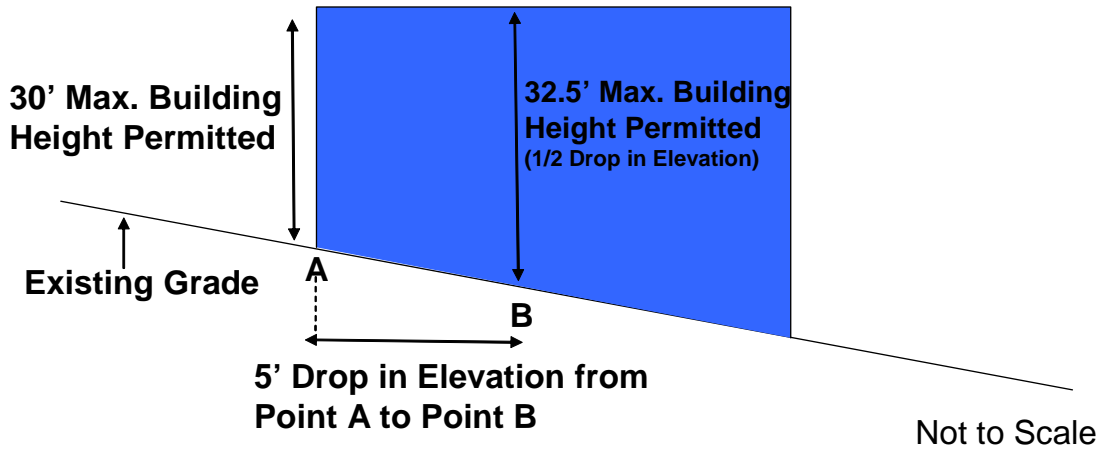
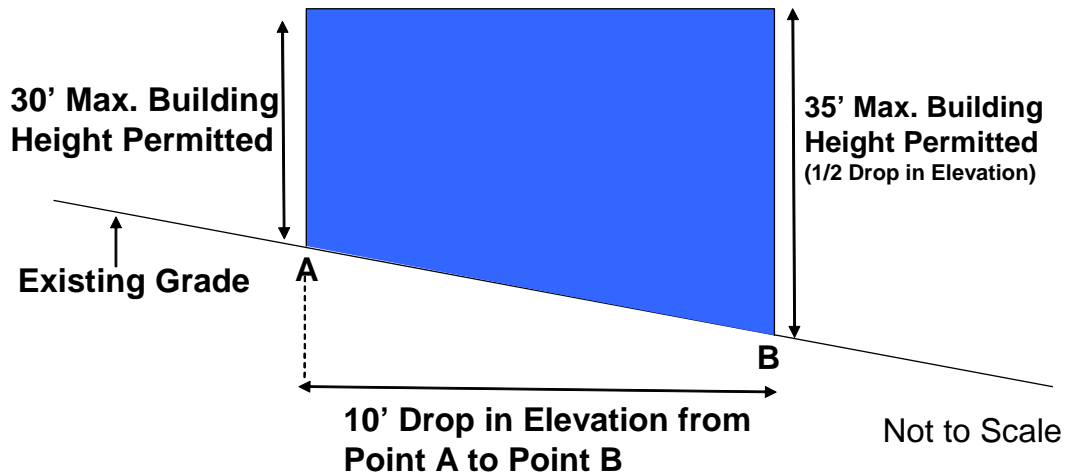
Not to Scale

Below is a more detailed explanation of how building height is measured from existing natural terrain.

Height shall be established by a plane measured vertically above the existing natural terrain elevation prior to grading. Height shall be measured as the vertical distance in feet from the original natural terrain within the building footprint to the highest point of the finished roof situated directly above the point of measurement. Small areas of rugged terrain inconsistent with this plane shall not increase or reduce building height. "Small areas" are those features with a maximum width of twenty-five (25) feet.

MEASUREMENT OF MAXIMUM BUILDING HEIGHT ON SLOPES
(SLOPE ADJUSTMENT)

Buildings on slopes can exceed thirty feet in height. However, no building can exceed forty feet in height. The following two illustrations demonstrate how to calculate maximum building height on a slope.



Below is a more detailed explanation of how the slope calculation is completed.

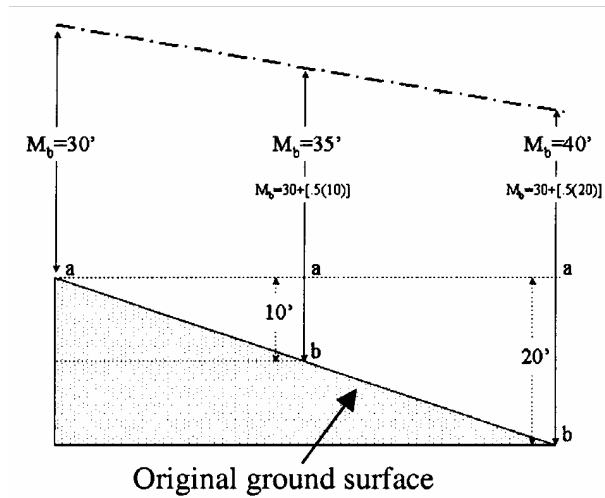
The maximum height of buildings on slopes may be adjusted up to a maximum of forty (40) feet using the following calculation. This adjustment requires submittal of a site plan containing the following information: building elevations, roof design, finished floor elevation, and grading plan with existing and proposed contours.

$M_b=30+ [.50(a-b)]$ where:

M_b =Maximum height in feet at any given point above original grade

a =Elevation at highest point of natural grade of proposed building location

b =Elevation at any given point



EXEMPTIONS FROM HEIGHT STANDARDS

The following are exempt from the height standards.

1. Residential chimneys to the extent required by the Uniform Building Code; and
2. Wireless telecommunications facilities and structures, but only to the extent allowed by the specific provisions set forth in Estes Valley Development Code Use Tables 4-1 and 4-4 in Chapter 4 and in §5.1.T of this Code.

Note: This information was summarized from Estes Valley Development Code Section 1.9.E *Height*. These regulations can be accessed online at www.estesnet.com/comdev/devcode/.