



Snohomish County
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This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Building Height Calculation

Assistance Bulletin

58

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Introduction

As you design your house or other residential structure, you need to be sure your structure complies with building height regulations for the zoning classification applicable to your property.

<u>Zone</u>	<u>Max Building Height</u>	<u>Zone</u>	<u>Max Building Height (ft)</u>	<u>Zone</u>	<u>Max Building Height (ft)</u>	<u>Zone</u>	<u>Max Building Height (ft)</u>
F	45	R-20000	25	NB	30	MHP	25
F & R	30	R-12500	30	GC	45	RB	35
A-10	45	R-9600	30	FS	35	CRC	35
RRT-10	45	R-8400	30	CB	35	RI	50
R-5	45	R-7200	30	PCB	40	RFS	35
RC	35	WFB	30	IP	65		
RD	45	T	35	BP	50		
SA-1	35	LDMR	45	LI	50		
RU	35	MR	45	HI	65		

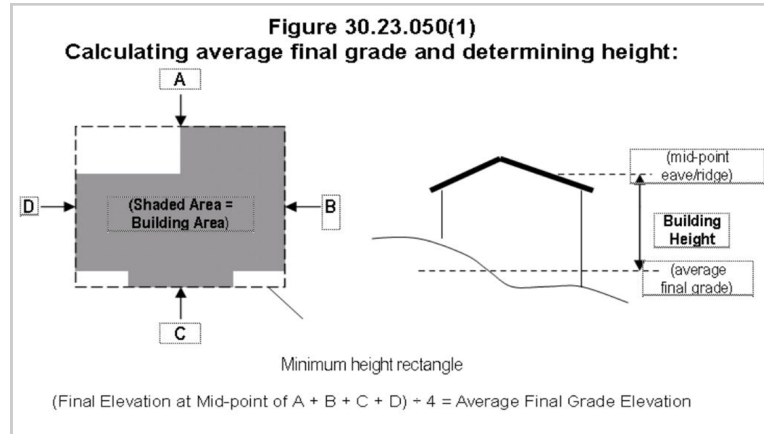
Measuring Building Height

Snohomish County measures building height by drawing the smallest rectangle possible that encompasses the entire building area and averaging the elevations at the midpoint of each side of the rectangle.

Building height shall be measured as the vertical distance from the average final grade to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

Many structures are built with a combination of rooflines and heights, however, and many are sited on more than one finished grade. Calculating the building height for these combination structures can be a complex task. The illustration on the next page is an example of typical residential building configuration to help you arrive at your overall building height.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.



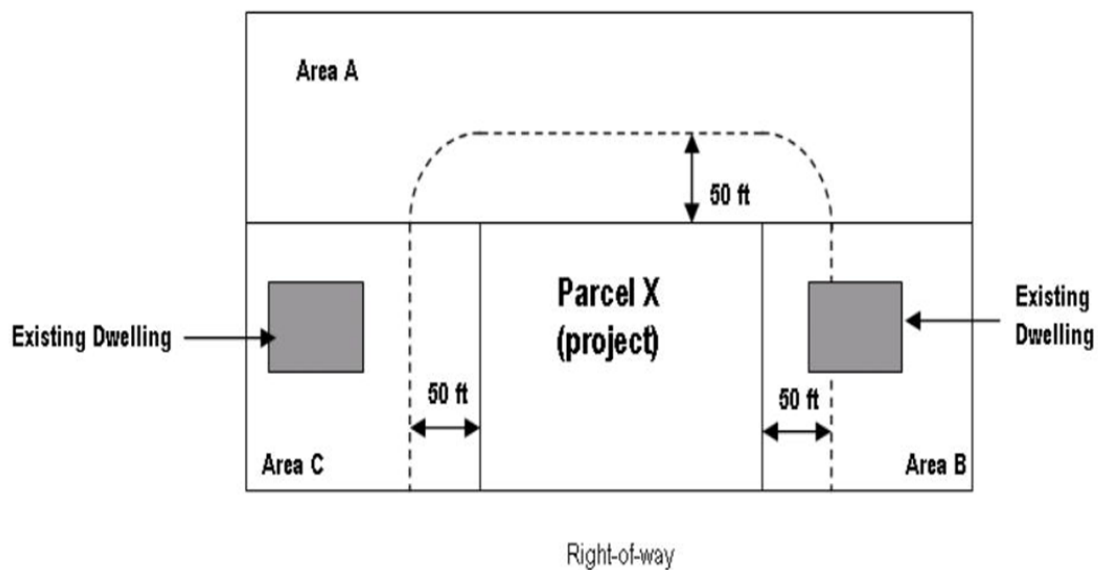
Measuring Height Where Fill is Proposed

Projects where regrading of the site or the addition of off-site fill will result in a change in elevation at the perimeter may be subject to limits on the height of structures pursuant to SCC 30.23.050(4)(b). To determine whether a project is subject to the requirements of SCC 30.23.050(4)(b) use the following test:

Are there existing dwellings within 50 feet of the proposed project site?

If the test is met (a dwelling is within 50 feet) then the average grade of the adjoining 50-foot depth of the property must be determined to establish the maximum height for fill before impacting the maximum allowable building height.

The figure below (taken from SCC 30.23.050(2)) illustrates an example of a proposed project site where there is a dwelling located within 50 feet.

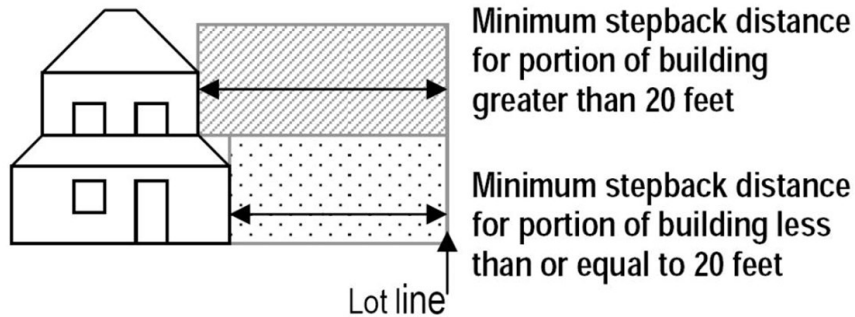


No adjustments required for structures on Parcel "X" adjoining Areas A or C;
 Adjustment required for structures adjoining Area B.

Height Limitations

In the T, LDMR, or MR zones structures over 20 feet in height must either:

- A) Set the entire building back the minimum setback distance or;
- B) Stepback those portions of the building exceeding 20 feet in height to minimum setback distance, as illustrated in Figure 30.23.040(59).



The table below shows the required setback for buildings exceeding 20 feet in the T, LDMR, or MR zone. When choosing option A above, the entire building shall be setback

Zones	front yard step backs (or along public/private easements)	minimum side/rear upper level step backs adjacent to:		
		commercial zones	R-9600 and R-8400	other urban residential zones
T	5ft after first 20ft of height	5ft after first 20ft of height	10ft after first 20ft of height	5ft after first 20ft of height
LDMR	5ft after first 20ft of height	5ft after first 30ft of height	10ft after first 20ft of height 15ft after 30ft of height	5ft after first 20ft of height 10ft after 30ft of height
MR	5ft after first 20ft of height	5ft after first 30ft of height	10ft after first 20ft of height 15ft after 30ft of height	5ft after first 20ft of height 10ft after 30ft of height

Height Exceptions

Please see SCC 30.23.050 for a list of exceptions to building height limits.