



Height Calculation Methodology

Methodology applies to: Structures located within the Montecito Planning Area.

METHODOLOGY FOR COASTAL ZONE PROPERTIES

The height of a structure (not including fences and walls) located in the Coastal Zone is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade unless (1) the structure is located on property zoned with the VC View Corridor Overlay or (2) any portion of the structure is located above an area of the site where the finished grade is 10 feet or more above existing grade and the structure is not subject to the Ridgeline/Hillside Development Guidelines.

1. **VC View Corridor Overlay.** If the structure is located on property zoned with the VC View Corridor Overlay, then the height of a structure is determined by the vertical distance between the **average finished grade** and the uppermost point of the structure directly above that grade.
2. **Location over 10 feet or more of fill.** If the structure is not subject to the Ridgeline and Hillside Development Guidelines and **any** portion of the structure is located above an area of the lot where the finished grade is 10 feet or more above the existing grade, then the height of the structure is determined by the vertical distance between the **finished grade** and the uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

METHODOLOGY FOR NON-COASTAL ZONE PROPERTIES

The height of a structure is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade. For lots zoned AG-I, R-1/E-1, R-2, DR or PRD, if portions of a structure are located above an area of the site where the finished grade is 10 feet or more above the existing grade, then the height of that portion of the structure is determined by the vertical distance between the **finished grade** and the uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines or the H-MON Montecito Hillside Overlay shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones. **The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.**
2. Portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of 4 in 12 (rise to run) or greater.
3. Architectural elements (portions of a building that exceeds the height limit and extends beyond the roof of the building) with an aggregate area less than or equal to 10 percent of the roof area or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the Montecito Board of Architectural Review.

DEFINITIONS

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Montecito Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average. The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade. See following diagram.

Diagram 1

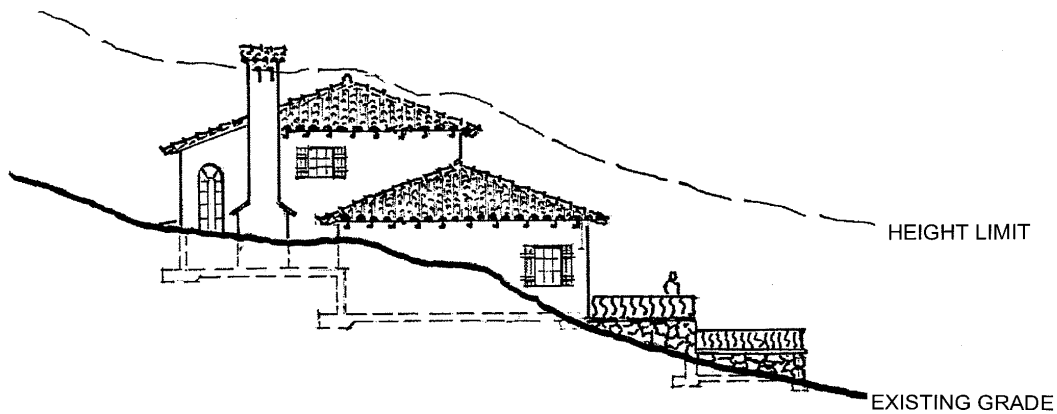


Diagram 2

