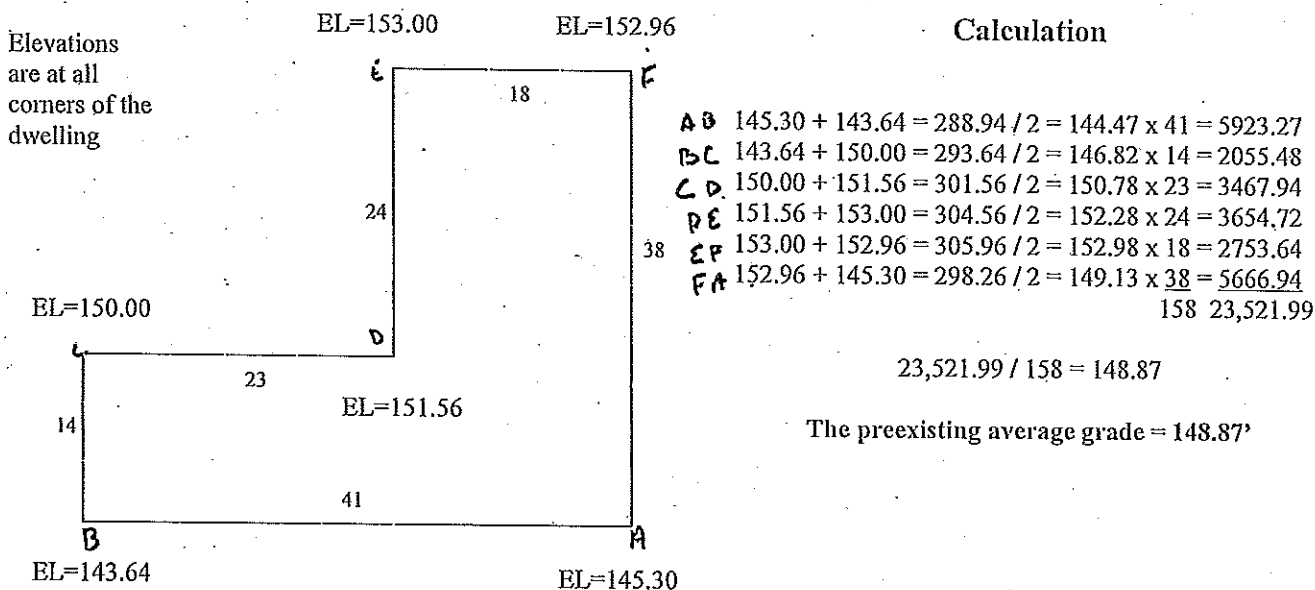


Preexisting Average Grade

- Requirement:** In all residential zoning districts, new construction is limited to a maximum height of 30 feet. The maximum height to the uppermost eave shall be 22 feet.
- When Required:** Construction of a new dwelling, two-story or second story addition.
- Building Height:** The vertical distance measured from the average level of the preexisting grade at the perimeter of the building to the highest point of the roof.
- Eave Height:** The top of the uppermost wall plate, as measured from the average level of the preexisting grade at the perimeter of the building.
- Preexisting grade:** The elevation of the land prior to commencement of any alteration, grading or construction at the premises.

The following is an example of the diagram and calculation which must be provided on the plans:



- Once the preexisting average grade is determined, it must be shown on the elevations along which the elevation of the top of foundation, eave height and building height.
- The approved plans for new dwellings and two-story additions will be stamped with "FOUNDATION LOCATION SURVEY REQUIRED PRIOR TO FRAMING". The foundation location survey must provide the elevation of the top of foundation.
- The approved plans for new dwellings, two-story additions and second story additions will be stamped with "UPDATED SURVEY WITH RIDGE AND EAVE HEIGHT IS REQUIRED AFTER FRAMING"