

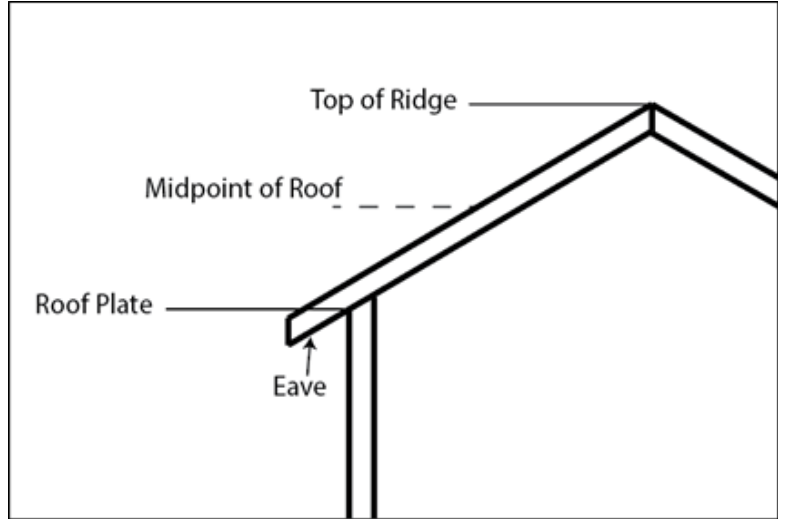
HEIGHT INSTRUCTIONS - AVERAGE BUILDING HEIGHT

The allowable height of main buildings in all Residential Districts, except the Residential Southside (R-S) and Residential Southside Mixed-use (R-SMU) Districts, is calculated using average building height. Accessory buildings and structures in all districts, except accessory dwelling units (ADUs), are also evaluated using this method.

For buildings located in a residential district within the Hillside (H) overlay and the Environmental Safety Residential District (ES-R), main buildings are subject to both an average and a maximum building height limit. ADUs, regardless of the zoning district where they are located, are subject to only a maximum building height limit. (See [Maximum Building Height Instructions](#)).

This document provides instructions to help applicants understand how to calculate and visually depict the average building height of a building or structure in order to comply with the development standards of the Berkeley Municipal Code (BMC). Illustrations are provided for reference only.

FIGURE 1. MIDPOINT ON A GABLE ROOF, SHOWING WHERE THE EAVE MEETS THE PLATE



AVERAGE BUILDING HEIGHT is defined in [BMC 23.106.090\(A\)](#) as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building (or, in the case of the residential additions, that portion of the lot covered by the addition) to a certain point depending on the type of roof, listed below. Dormers that meet the definition in [BMC 23.502.020](#) are not included in the average building height.

TABLE 23.106-1. AVERAGE BUILDING HEIGHT MEASUREMENT

ROOF TYPE	AVERAGE BUILDING HEIGHT MEASURED TO:
Sloped, hipped, gabled roofs	The average height of the roof between the ridge and where the eave meets the plate
Roof with parapet walls	The top of the parapet wall
Gambrel roof	The average height of the roof between the ridge and the point where the uppermost change in the roof's slope occurs
Mansard roof	The height of the deck
Shed roof	The height of the roof ridge

EXEMPTIONS FROM BUILDING HEIGHT LIMITS

Certain architectural projections are allowed above the maximum average building height either by-right or with an Administrative Use Permit (AUP). For projections that are allowed above the applicable height limit and required permits, refer to [BMC 23.304.050](#).

For rules that apply to wireless telecommunication facilities, see [BMC 23.332](#).

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RESIDENTIAL AVERAGE BUILDING HEIGHT DRAWING

Each elevation drawing in your plan set should show the average grade of the site on that elevation of the house, as well as a dimension to the point on the roof described in the above definition, on Page 1 (which is dependent on roof type).

For simplicity in describing average height, a flat lot is shown below in Figure 2. In this example with a gabled roof, each elevation must include height dimensions from the average grade to: 1) roof plate, 2) top of ridge, 3) midpoint on the roof (average building height).

FIGURE 2. FLAT-LOT BUILDING ELEVATION SHOWING AVERAGE BUILDING HEIGHT

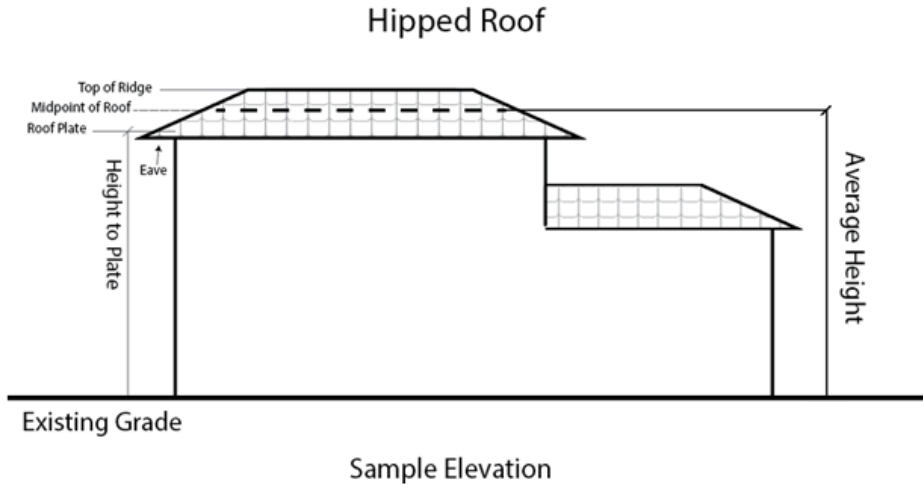
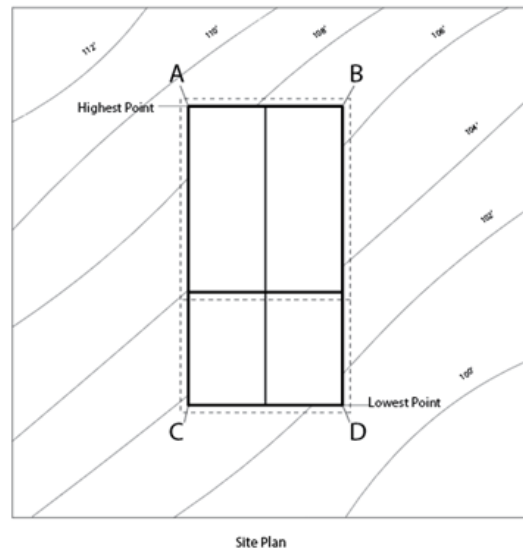


FIGURE 3. SAMPLE SITE PLAN SHOWING "CROSS SLOPE"

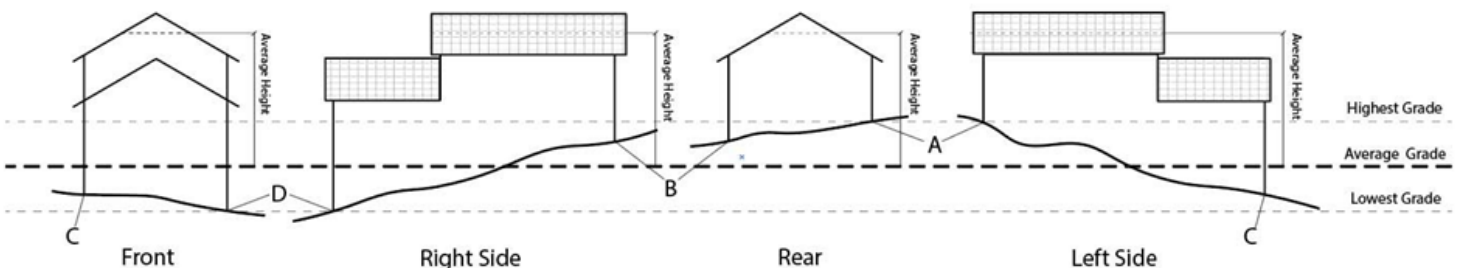


CALCULATING AVERAGE GRADE ON SLOPED LOTS

The highest and lowest point of the site covered by the building may not be along one elevation. As such, the average grade shall be determined by taking the average between the highest and lowest points (Points A and D) (Figure 3). The resulting average grade elevation should then be used to determine the average height of the building.

Once the average grade is determined, elevation drawings from each side of the house must be provided, depicting the dimensions from average grade to: 1) roof plate, 2) midpoint on the roof, 3) roof ridge, and 4) average building height (Figure 4).

FIGURE 4. SLOPED-LOT BUILDING ELEVATIONS SHOWING AVERAGE GRADE AND HEIGHT (FOR GABLED ROOF)



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RESIDENTIAL ADDITIONS

When designing an addition to an existing structure, the average grade and average building height of the addition must be calculated and depicted on the plans and each elevation drawing. The site plan must show the area of the addition, including the highest and lowest points of the grade in the area of the addition (see Figures 5 and 6). The average height of the addition is then measured from this average grade level to the top or midpoint of the roof (dependent on roof type, as shown in Figure 7).

FIGURE 5. SAMPLE SITE PLAN SHOWING AREA OF ADDITION

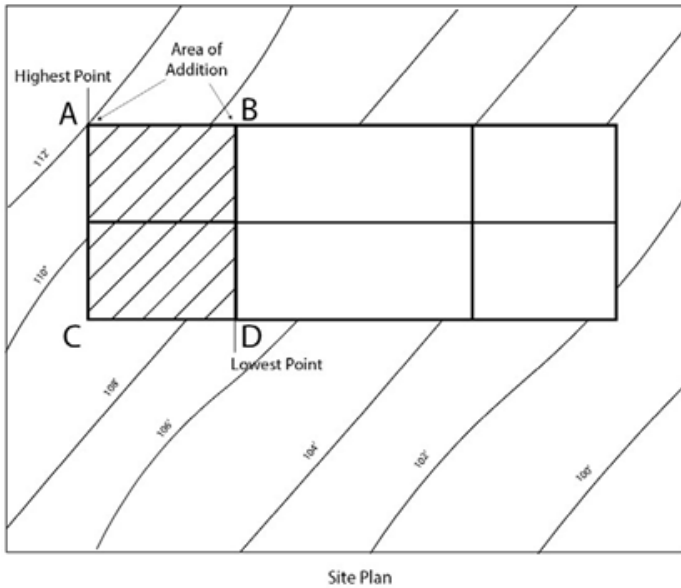


FIGURE 7. SAMPLE AVERAGE BUILDING HEIGHTS OF DIFFERENT ROOF TYPES

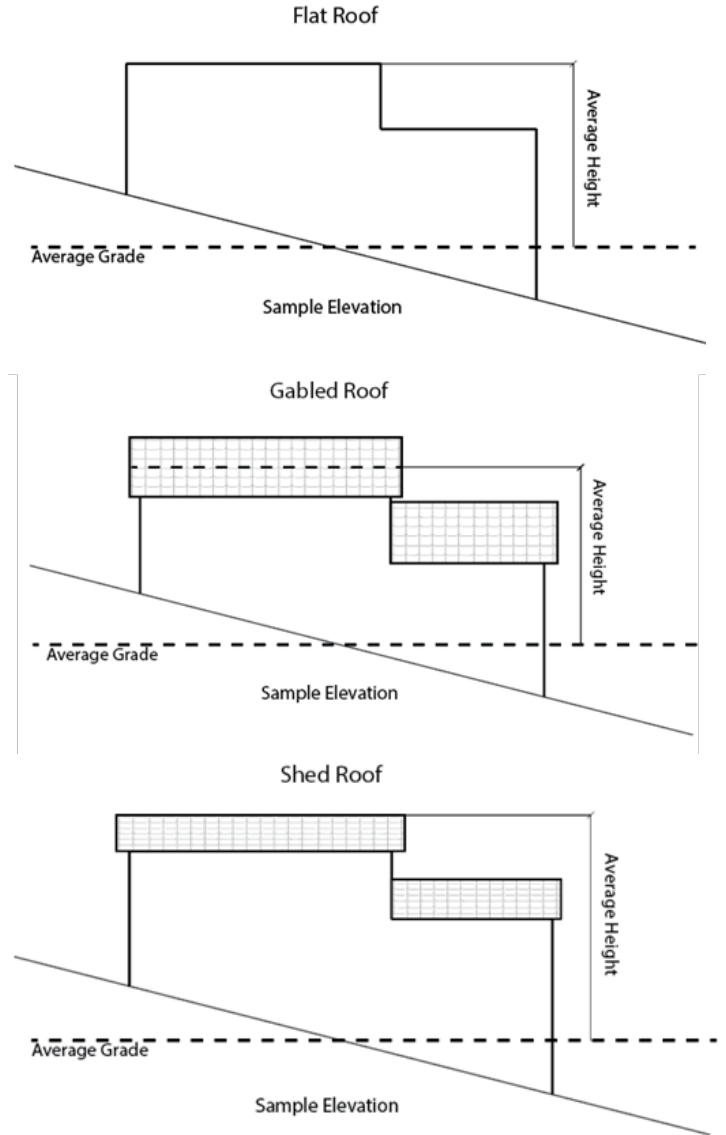


FIGURE 6. ELEVATION DRAWING SHOWING AVERAGE BUILDING HEIGHT OF ADDITION

