

Calculating Building Height

City of Rockaway Beach Planning

On the oceanfront, building height means the vertical distance from the grade to the highest point of the roof, excluding chimneys, aerials and similar extensions. For all other uses, building height means the vertical distance measured from the average elevation of the grade to the highest point of the roof surface of a flat roof, to the top of a mansard roof, and the ridge of a pitched roof, excluding chimneys, aerials and similar extensions.

THE AVERAGE CALCULATION MUST BE INCLUDED ON SUBMITTED PLANS.

How tall of a building may I build on this site?

1. Measure the preconstruction, existing ground elevation of the proposed building footprint at the horizontal midpoint of all proposed exterior walls greater than 2 feet in height.
2. Average the ground elevations.
3. The highest point of the roof must not exceed the maximum building height for the zone, when measured from the calculated average grade.

What is the height of this building?

1. Determine the highest point of the structure.
2. Measure the height at the horizontal midpoint of each exterior wall (greater than 2 feet in height) from existing ground elevation to the plane of the highest point of the structure.
3. Average all measured heights by dividing the total elevation by the number of walls. The result is the Building Height.
4. Homes located in a Flood zone require a Flood Elevation Certificate which denotes grade as the base flood elevation.

