

## COLUMBIA CITY BUILDING HEIGHT INFORMATION

Development standards for building height are as follows: no building height in Columbia City, except in an Industrial Zone, shall exceed twenty-four (24) feet.

**“Building Height”** means the vertical distance from the **“building grade”** to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof. (See requirements given in the Oregon State Building Code.)

**“Building Grade”** (Ground Level) means the average of the original ground level at the center of all walls of the building. For purposes of measuring building height, use elevations established at the time of the aerial photos for the sewer project, dated June 1992. If grades have been modified since June 1992, use the lower elevation for determining building height. In the case of a building site that slopes more than 10 feet in the area of the building site, the low point (building grade) is considered to be located 10 feet above the original ground level of the lowest point around the building. If the proposed building site is in an area where aerial topographic mapping is not available and the original ground had been modified, the City Engineer will review the site to estimate the original grade. The developer shall provide a topographic survey as needed. [As amended by Ordinance No. 06-619-O 7/2/06]

At the midpoint of each of the walls of the house, measure from the original ground level to the top of the wall. Take an average of each of these measurements. That becomes the **low point**. Measure from the highest peak of the roof to its eave and average that (divide by 2). That becomes the **high point**. The difference between the **low point** and the **high point** cannot be above 24 feet. This is only for measuring the height of a house. (See drawings below.)

