18.62: Rules of Measurement

Sections:

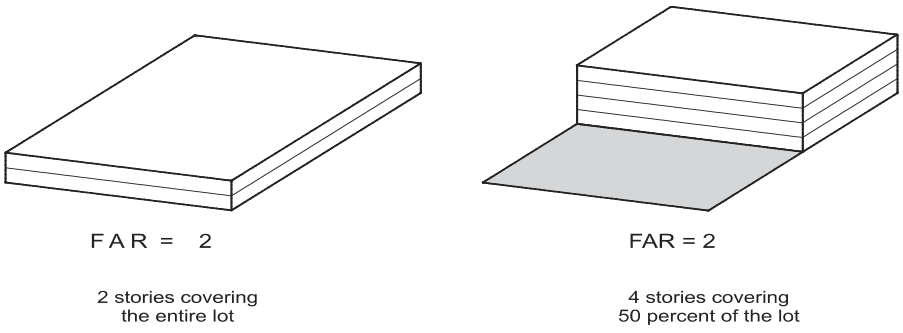
18.62.010 Purpose

This section explains how various measurements referenced in this Zoning Ordinance are to be calculated.

18.62.020 Reserved

18.62.030 Determining Floor Area Ratio

The floor area ratio shall be measured as the proportion of allowable building floor area per area of the parcel of land upon which the building rests. For purposes of calculating the floor area ratio, gross floor area associated with the following is excluded: (a) attic space having a headroom of 7 feet or less, (b) space devoted exclusively to enclosed parking and loading, (c) a utility room or furnace room, and (d) basement space.



Section 18.62.030

FLOOR AREA RATIO

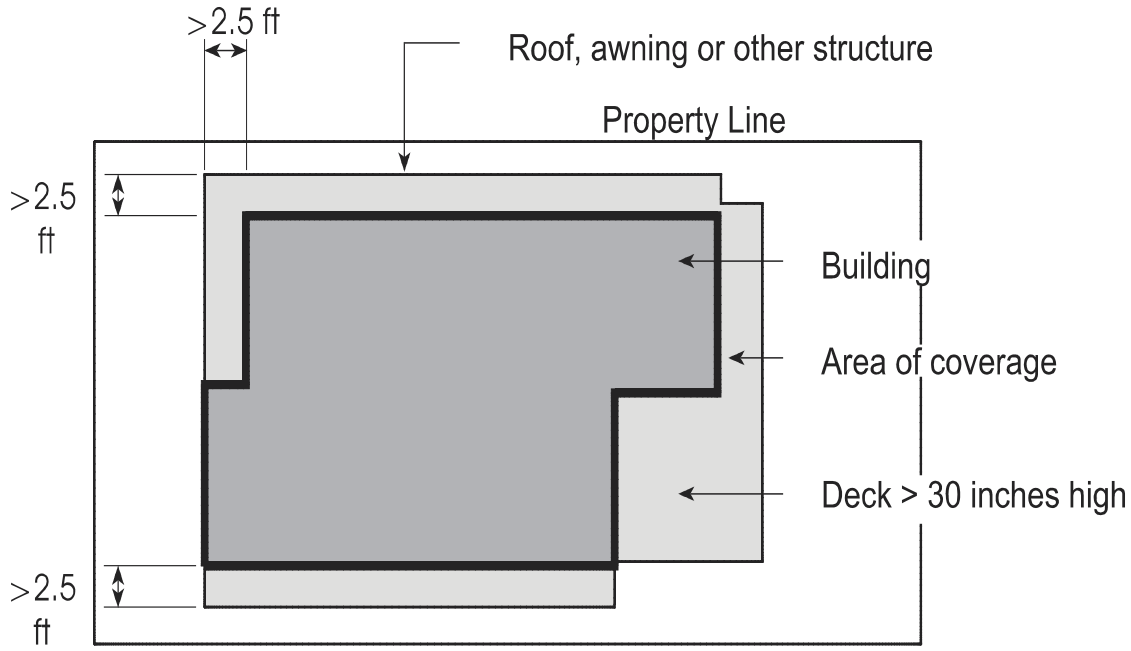
18.62.040 Determining Lot Coverage

The total land area covered by all principal and accessory structures on a site, including projections, shall be considered in determining lot coverage except the following:

A. Eaves projecting less than two and one-half feet (2.5') from a building.

B. Trellises and similar structures that do not have solid roofs.

C. Uncovered and unenclosed swimming pools, spas, patios, sport courts, decks, porches, landings, balconies, and stairways (the portion of which is less than thirty inches (30") above grade).



Section 18.62.040

LOT COVERAGE

18.62.050 Fractions

When calculations result in fractions the results will be rounded as follows:

A. **Minimum Requirements**. When a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded to the next whole number. For example, if a minimum requirement of one tree for every 30 feet is applied to a 50-foot strip, the resulting fraction of 1.37 is rounded up to 2 required trees.

B. **Maximum Limits**. When a regulation is expressed in terms of maximum limits, any fractional result of 1/10 or above will be rounded to the next whole number (fractions shall be truncated at the first decimal place). For example, if a maximum limit of one dwelling unit for every 20,000 square feet in the "RE-20" District is applied to a 56,000-square-foot site, the resulting fraction of 2.8 is rounded up to 3 allowed dwelling units. However, the maximum density permitted within the range established by the General Plan cannot be exceeded.

18.62.060 Measuring Distances

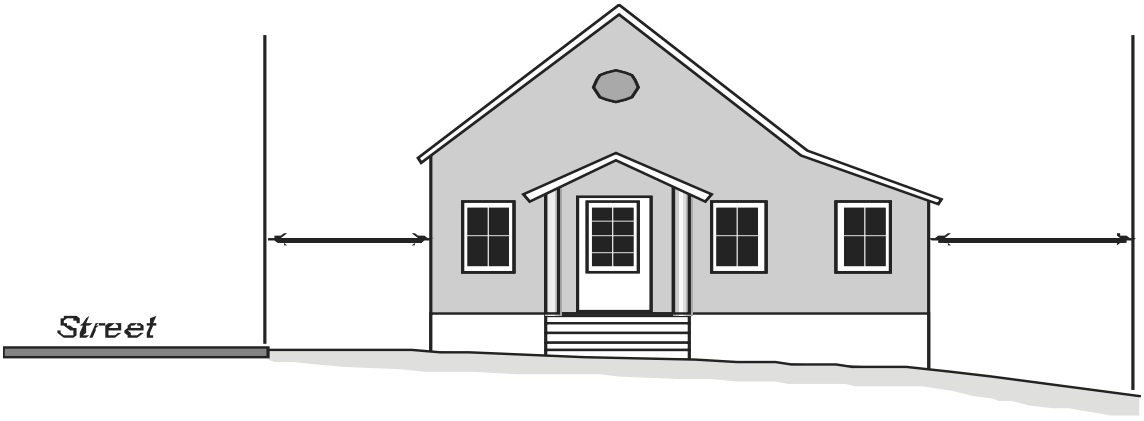
A. **Distances are Measured Horizontally**. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 18.62.060-A.

B. **Measurements are of the Shortest Distance**. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects. See Figure 18.62.060-B. Exceptions are stated in subsections (c), (d), and (e) below.

C. **Measurement of Vehicle Stacking or Travel Areas**. The minimum travel distance for vehicles, such as garage-entrance setbacks and stacking-lane distances, is measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the arc of the driveway or traffic lane.

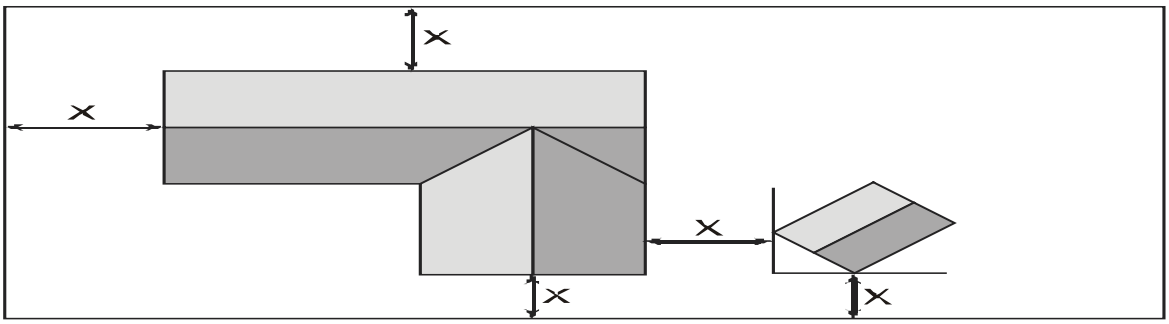
D. **Measurements Involving a Structure.**
Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves, and bay windows up to 12 feet in length are not included in the measurement. Other features, such as covered porches and entrances, are included in the measurement.

C. **Underground Structures**. Structures or portions of structures that are entirely underground are not included in measuring required distances. See Figure 18.62.060-C.



Section 18.62.060-A and D

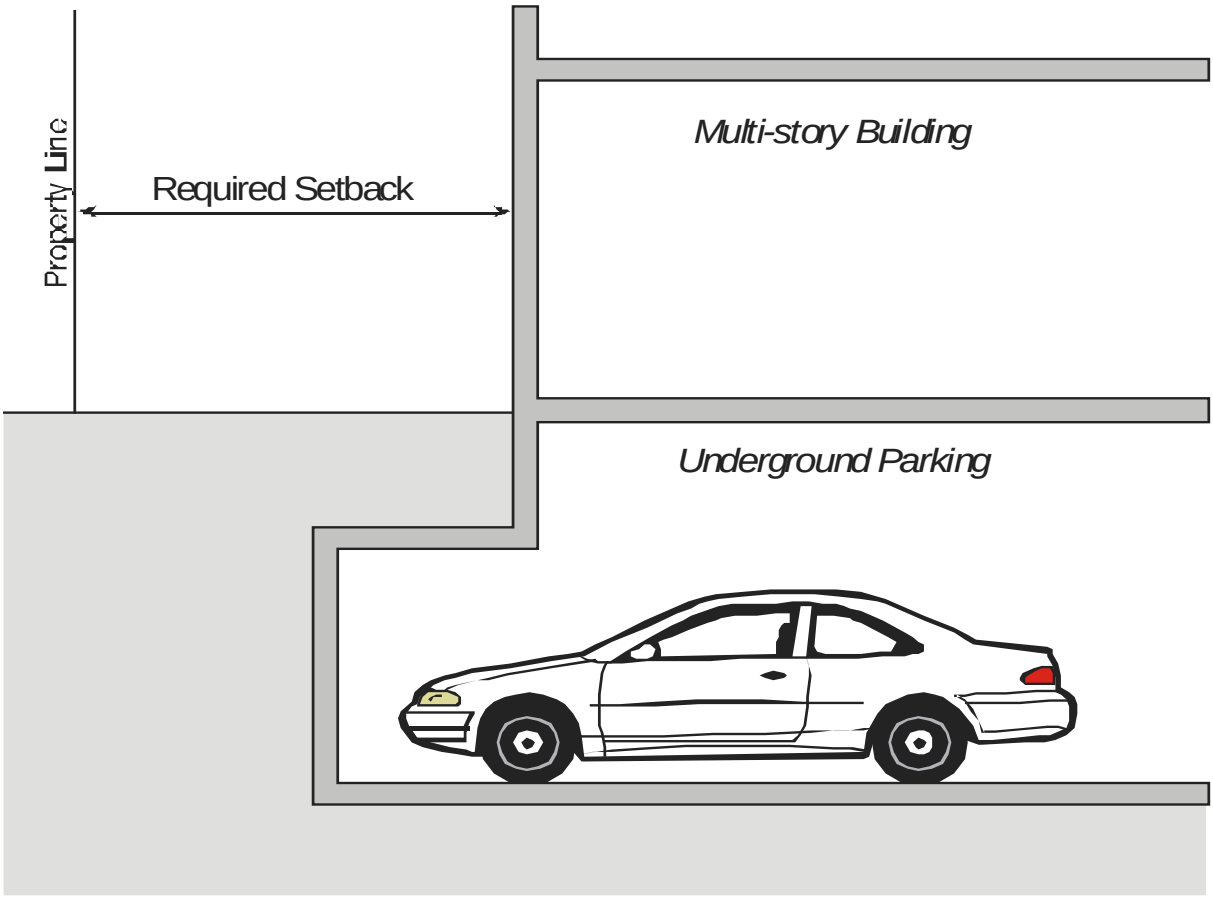
MEASURING DISTANCES



("X" is measured to the foundation)

Section 18.62.060-B

MEASURING SHORTEST DISTANCE



Section 18.62.060-C
UNDERGROUND STRUCTURES

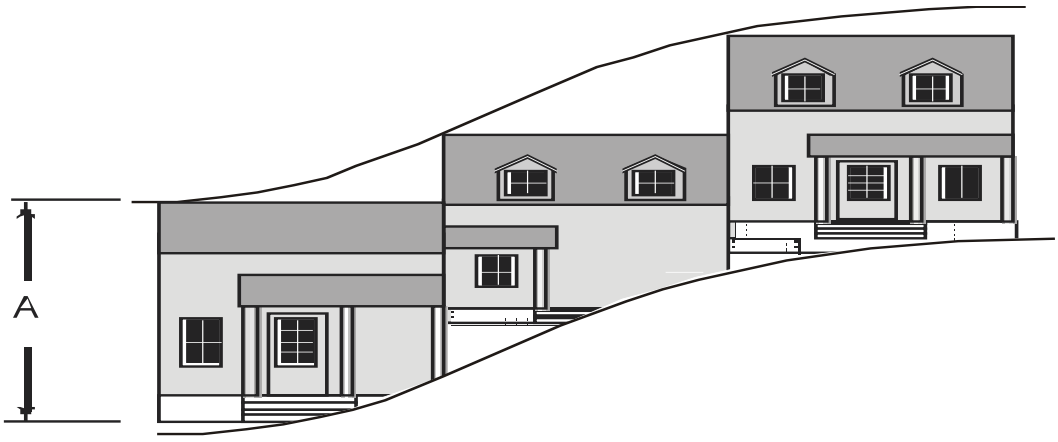
18.62.070 Measuring Distances on Maps

Zone boundaries that are shown crossing lots are usually based on a topographic feature, floodplain limits, a certain distance from a stream corridor, or a right-of-way line. When zone boundaries are shown crossing properties with no clear indication of the basis for the line, exact distances are to be determined by scaling the distances from the zoning map using the center of the zoning line on the map.

18.62.080 Measuring Height

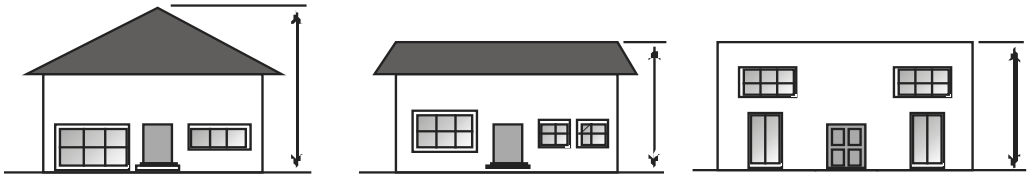
A. **Measuring Building Height**. Height of buildings is measured as provided in this code. The height of buildings is the vertical distance above the finished grade adjacent to the Structure and the highest point on the roof.

For a flat roof, the measurement is made to the top of the parapet or, if there is no parapet, to the highest point of the roof. The measurement is made to the deck line of a mansard roof or to the height of the highest gable of a pitched or hipped roof. For other roof shapes, such as domed, vaulted, or pyramidal shapes, the measurement is to the highest point. See Figure 18.62.080-A and B.



Section 18.62.080-A

MEASURING HEIGHT – SLOPING LOTS



Section 18.62.080-B

MEASURING HEIGHT - ROOF TYPES

B. **Measuring Height of Other Structures.** The height of other structures, such as fences, is the vertical distance from the ground level immediately under the structure to the top of a structure. Special measurement provisions are also provided below.

1. ***Measuring Height of Retaining Walls and Fences.*** Retaining walls and fences on top of retaining walls are measured from the ground level on the higher side of the retaining wall.
2. ***Measuring Height of Decks.*** Deck height is determined by measuring from the ground to the top of the floor of the deck if there is no rail or if the rail walls are more than 50 percent open and from the ground to the top of the rails for all other situations.

18.62.090 Measuring Lot Widths and Depths

A. ***Lot Depth***. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line or to the most distant point on any other lot line where there is no rear lot line.

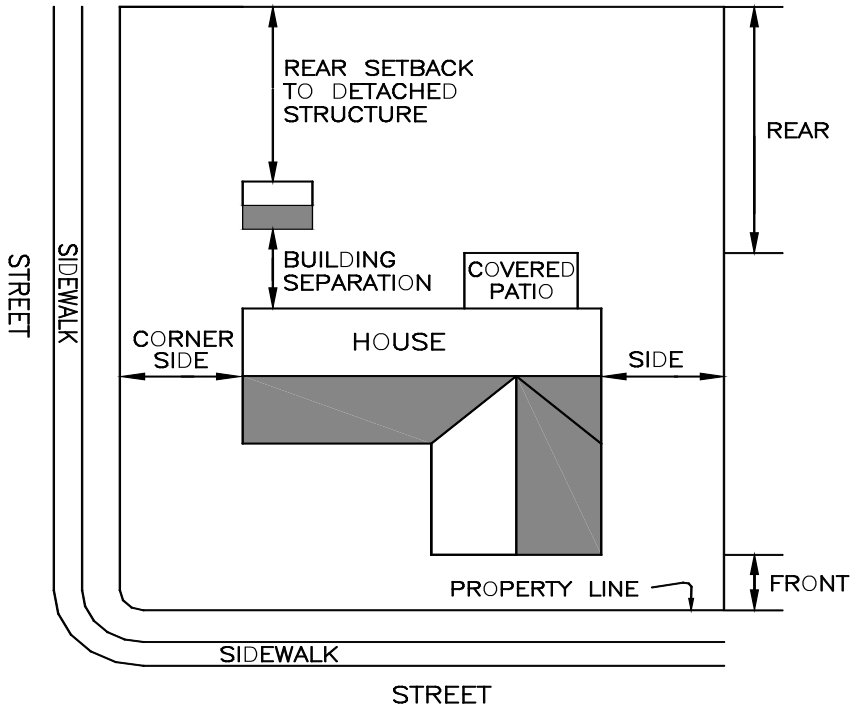
B. ***Lot Width.*** The horizontal distance between the side lot lines measured at the front property line and at the front building-setback line.

18.62.100 Setbacks

Setbacks shall be measured as depicted in the following figure. Building setbacks are measured from the foundation line.

Section 18.62.100

SETBACKS



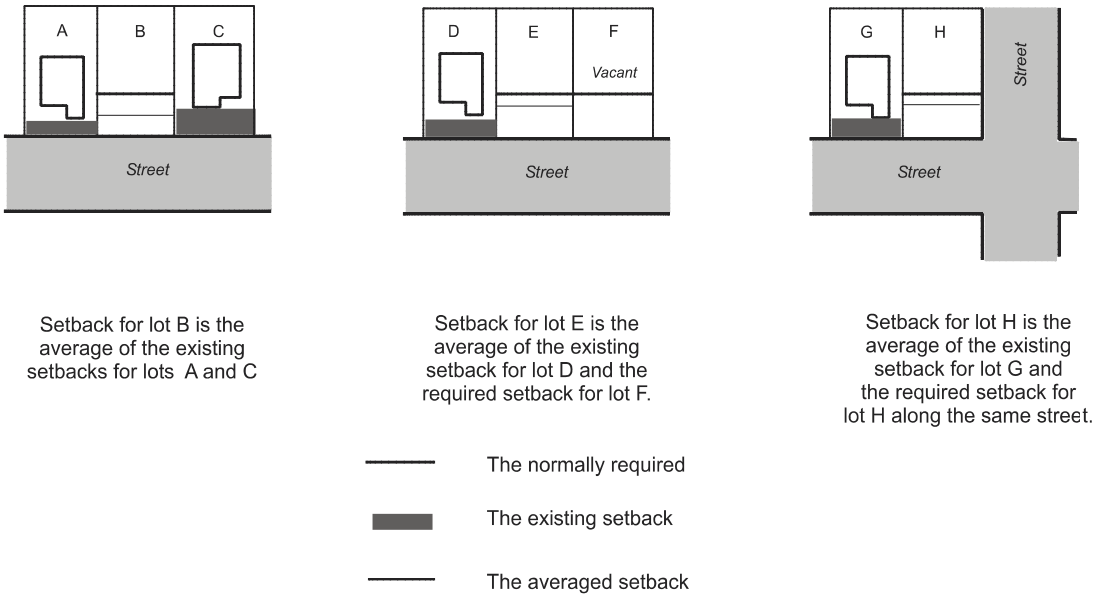
18.62.110 Setback Averaging

Certain regulations allow for setbacks to be averaged. In these situations, the required setback may be reduced to the average of the existing setbacks of the lots that are on both sides of the site. See Figure 18.62.110. The following rules apply in calculating the average:

A. The setbacks used for the calculations must be the same type of setback that is being averaged. For example, only garage-entrance setbacks can be used to average a garage-entrance setback.

B. Only the setbacks on the lots that are on the same street side may be used. Setbacks across the street or along a different street may not be used.

C. When one abutting lot is vacant or if the lot is a corner lot, then the average is of the setback of the abutting non-vacant lot and the required setback for the vacant lot.



Section 18.62.110

SETBACK AVERAGING

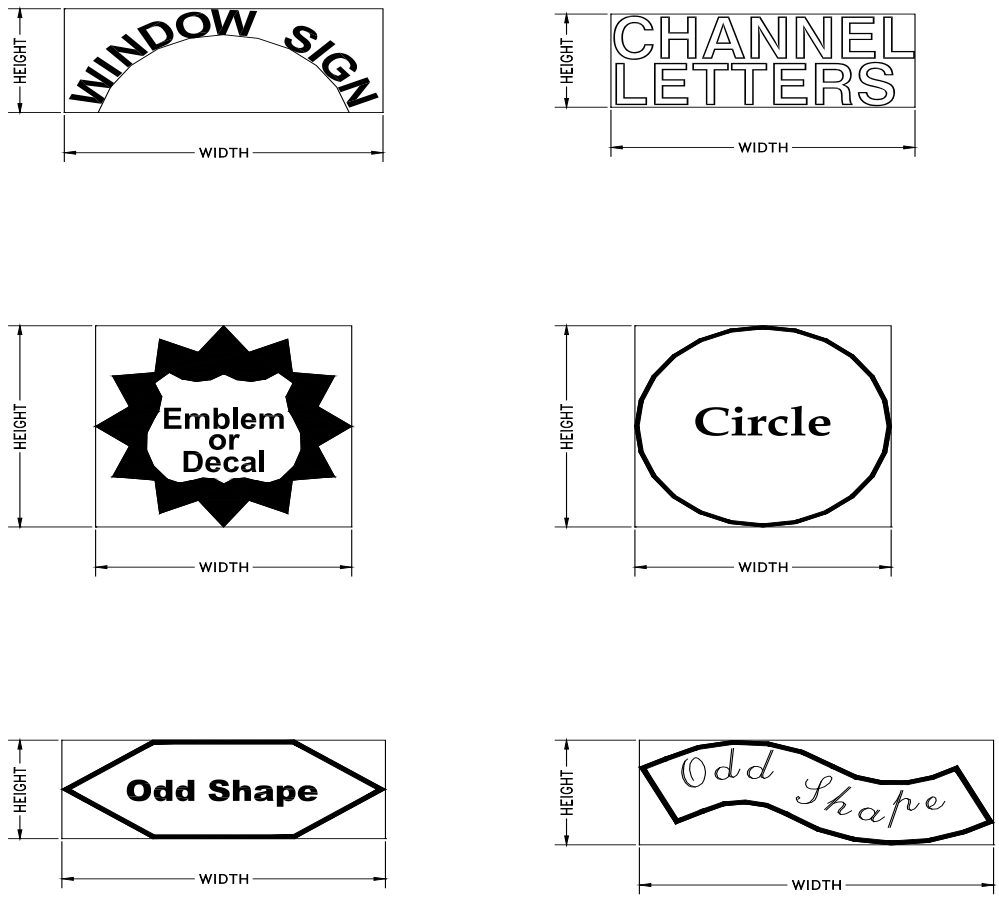
18.62.120 Measuring a Radius

Whenever this Zoning Ordinance refers to a distance other than a "walking distance," the measured specified distance from a particular project shall be measured the required distance in a straight line, without regard to intervening structures or objects, from all points along the lot line of the subject project.

18.62.130 Measuring Sign Area

A. ***Sign Area***. The sign area shall be measured as the area within the smallest perimeter that will enclose all the letters, figures, or symbols which comprise the sign, but excluding essential supports. For double-faced signs, the area will be the total of one side. For multi-faced signs, area will be the total of all faces.

B. ***Sign Height***. The sign height shall be measured as the dimension determined by measuring the distance between the highest point of the actual sign face and the finished grade directly below it. Sign height shall be measured in feet.



Section 18.62.130
SIGN AREA