

Calculating Building Height

In Unincorporated Tillamook County on an unlevel building site

Note: Not for use within the Neskowin Community Growth Boundary

DEFINITIONS PER TCLUO SECTION 11.030

BUILDING HEIGHT: The vertical distance of a building measured from grade to the highest point of the roof.

GRADE: The average elevation of the existing ground at the centers of all walls of a building.

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.

See reverse for example diagram.

