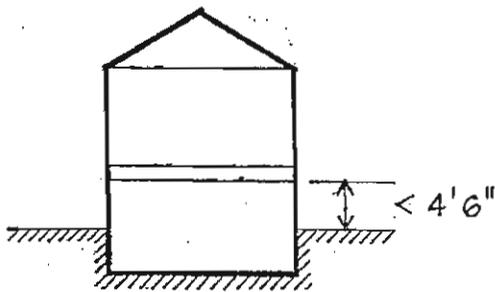


## HEIGHT LIMITS

IN ZONES:      R1  
                     R1L  
                     R2  
                     RR  
                     GR  
                     SR  
                     SFR

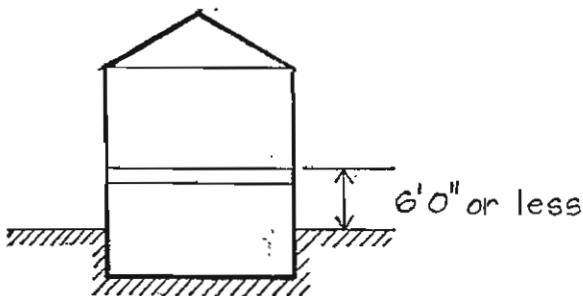
*...A conditional use permit shall be required for any building exceeding two stories or thirty (30) feet in height.  
(Gila County Zoning Ordinance 1/6/94)*

## TO DETERMINE IF A BASEMENT IS A STORY



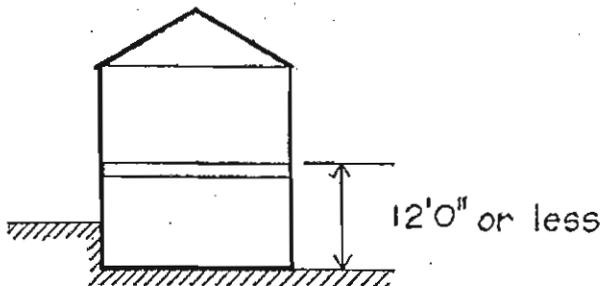
If the distance between the ceiling of the basement and grade level is less than 4'6" for at least 51% of the perimeter of the building

**and**



if the distance between the top of the finished floor above the basement and grade is 6'0" or less for at least 51% of the perimeter of the building

**and**



if the distance between the top of the finished floor above the basement and grade is not more than 12'0" at any point this basement is not a story

(Gila County Zoning Ordinance January 6, 1994)  
(1991 UBC)

### NOTES:

- 1.) In general, if a basement is "half-buried" it is not a story. (example: a basement with an 8' ceiling would have to be buried 4' or more for more than half of the perimeter. That 4' is measured from the basement floor to the top of finished grade.)
- 2.) Basement walls retaining 4'0" of earth or more require engineering.
- 3.) Accurate elevations are required to determine whether or not a basement is a story.

## TO DETERMINE IF A LOFT IS A STORY

If the loft is within the same room as the floor below it

and

the clear height above and below the loft floor is at least 7'0"

and

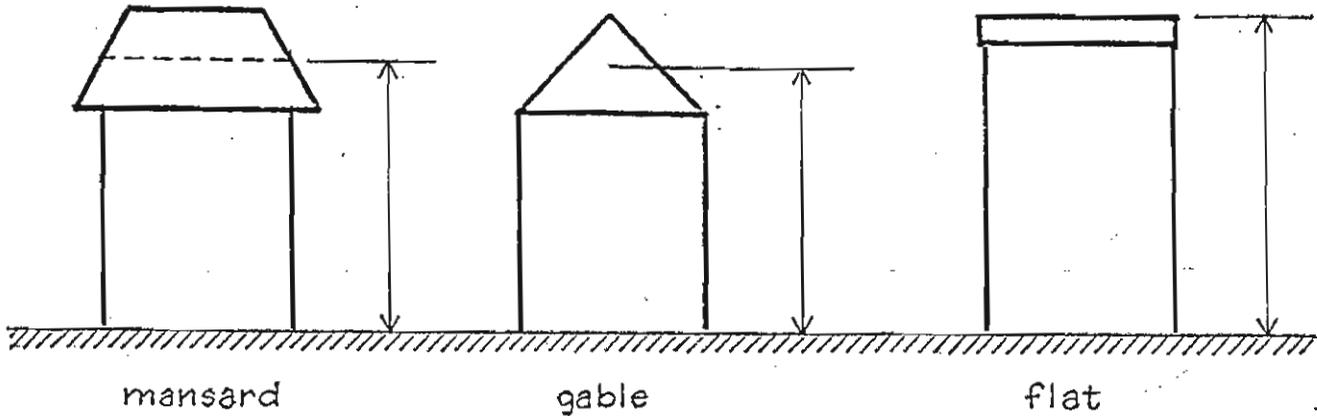
the square footage of the loft floor does not exceed 33% of the square footage of the floor below it

then the loft is a mezzanine and not a story.  
(1991 UBC)

### NOTES:

- 1.) Habitable spaces shall have a ceiling height of not less than 7'6"...kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling. (191 UBC Sec. 1207 (a))
- 2.) If the occupant load of the enclosed area does not exceed 10, partitioning may be installed in the mezzanine. (191 UBC Sec. 1717.4 Exception 1b)

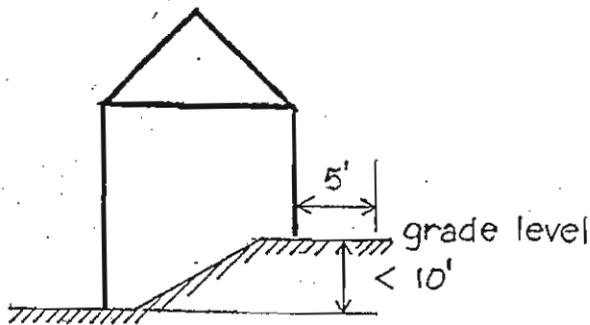
## TO DETERMINE THE HEIGHT OF A BUILDING



*Building Height:* The vertical distance measured from the grade level to the highest level of the roof surface of flat roofs, to the deck line of mansard roofs, or to the mean height between eaves and ridge for gable or gambrel or hip roofs.

(Gila County Zoning Ordinance January 6, 1994)

## TO DETERMINE GRADE LEVEL



*Grade level (reference datum)* is the highest point within 5' of the building that is not more than 10' above lowest grade. Lowest grade is the lowest point within 5' of the building.

**NOTE:** If the highest point within 5' of the building is greater than 10' above lowest grade use 10' above lowest grade for reference datum (grade level). (1991 UBC)