

17.06.020 Rules of Measurement.

D. Determining Buildable Area. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus the following:

1. ~~Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent (e.g., see steep slope areas in Figure I-2).~~ For sites with an average slope greater than 30 percent, the maximum allowed base floor area and exterior volume shall be reduced by two percent for each one percent increase in average slope above 30 percent up to a maximum reduction of 50 percent.
2. The "pole" of a flag lot;
3. Private access roads;
4. Those portions of a site qualifying as Environmentally Sensitive Habitat Areas (ESHA) as provided for in Article V of Chapter [17.20](#) CMC, Environmentally Sensitive Habitat Area Overlay District; and
5. Public Scenic, habitat, coastal access or conservation easements.

G. Exterior Volume. The maximum allowable exterior volume is calculated by multiplying a volume factor in CMC [17.10.030](#)(C) by the allowed base floor area, subject to the following:

1. Exterior volume is expressed in cubic feet and is measured from the exterior wall and roof surfaces of each building. The exterior volume of the building shall be based on the height of the exterior walls above both the average existing grade and the average final grade. Where the average grade line lies below a building, the exterior walls of the building are projected down to average grade to calculate its volume. Portions of a building located below average grade are excluded from exterior volume.
2. Exterior volume includes all dwellings, guesthouses, accessory dwelling units, garages, carports, chimneys, storage sheds qualifying as floor area, ~~projecting windows and covered porches.~~
3. Exterior volume also includes the volumes in and under any attached or freestanding arbor, or trellis or unenclosed covered deck or porch with a combined area that is larger than 150 square feet in area and under that portion of any roof eave extending more than ~~48~~ 24 inches from the face of any building.

4. Decks or balconies with a walking surface more than three feet above final grade shall count as exterior volume as measured from the deck surface to the top of any rail or enclosing wall. Any deck or balcony with a floor level less than three feet above final grade will be excluded from the volume total.

L. Measuring Height.

1. Measuring Building Height. The ridge and plate height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive), excluding unexposed basements, to the highest point on the roof or plate.

- a. Flat Roof. The measurement is made to the highest point of the roof beams of the roof.
- b. Mansard Roof. The measurement is made to the deck line of the roof.
- c. Pitched or Hipped Roof. The measurement is made to the peak or gable of the roof.