

HEIGHT INSTRUCTIONS - MAXIMUM BUILDING HEIGHT

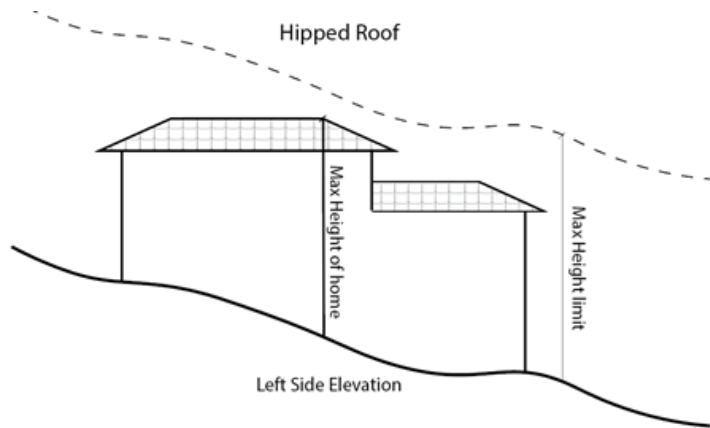
Buildings in all Commercial and Manufacturing districts, the Residential Southside (R-S), and Residential Southside Mixed-Use (R-SMU), are subject to a maximum height limit. Accessory Dwelling units (ADUs), regardless of the zoning district where they are located, are subject to only a maximum building height limit.

Main buildings in Residential districts within the Hillside (H) Overlay and the Environmental Safety Residential Safety (ESR) districts are subject to both a maximum and an average building height. (See [Average Building Height Instructions](#)).

This document provides instructions to help applicants understand how to calculate and visually depict the maximum building height in order to comply with the development standards of the Berkeley Municipal Code (BMC). Illustrations are provided for reference only.

MAXIMUM BUILDING HEIGHT is defined in [BMC 23.106.090\(B\)](#) as the vertical distance of a building (at any point), within a given plane, from finished grade to the top of the roof or parapet walls. (See Page 2 for special provisions for Commercial Downtown Mixed-Use (C-DMU) District.)

FIGURE 1. SLOPED-LOT BUILDING ELEVATION SHOWING MAXIMUM HEIGHT

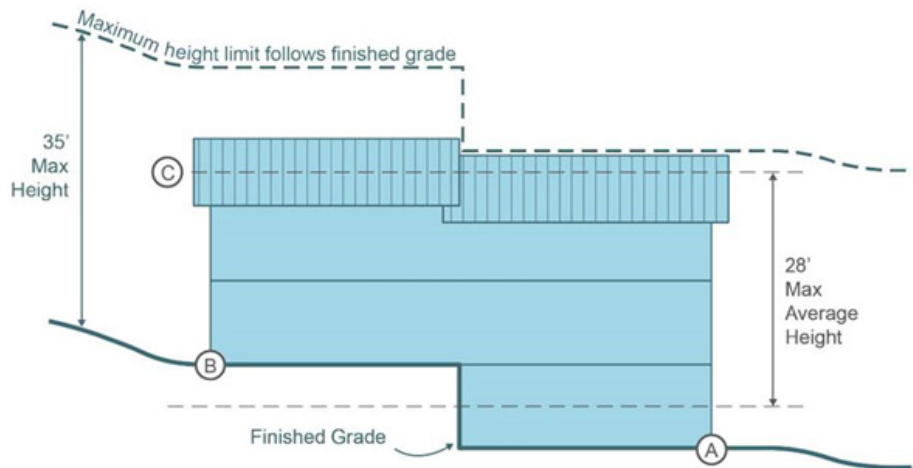


MAXIMUM BUILDING HEIGHT DRAWING

In practice, the maximum height measurement allows main buildings on sloped lots to step with the grade of the site. In order to visualize maximum height on a sloped lot, please refer to Figure 1, above. The solid line represents the finished grade, and the dashed line represents maximum height. To remain compliant with the district maximum height limit, no portion of the main building (including architectural projections such as eaves, decks, or balconies) or proposed addition may exceed the height maximum limit. Further, maximum height applies to each elevation and cross section of the proposed main building or addition, as grade differences on each side of the building will reveal different maximum heights for each portion of the building.

Figure 2 illustrates an elevation when both a maximum and an average height limit apply, such as a main building in R-1H.

FIGURE 2. SLOPED-LOT BUILDING ELEVATION SHOWING AVERAGE AND MAXIMUM HEIGHTS (I.E. R-1H)

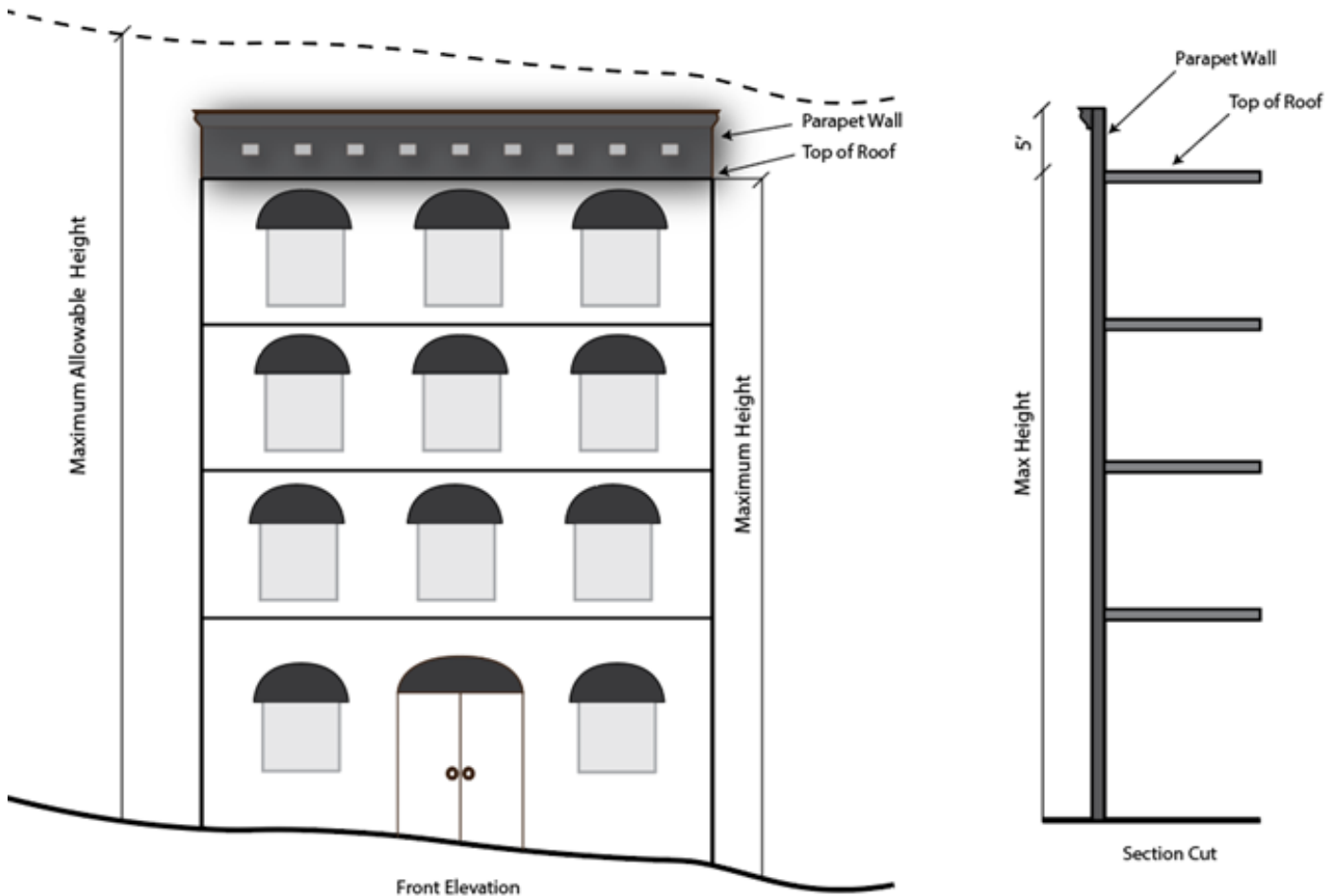


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MAXIMUM HEIGHT IN THE COMMERCIAL-DOWNTOWN MIXED-USE (C-DMU) DISTRICT

For roofs with parapet walls in the C-DMU District, building height is measured from finished grade to the top of the roof, as shown in Figure 3, below. Parapets may exceed the height limit by up to five feet, measured from the top of the roof ([BMC 23.204.130\(E\)](#)).

FIGURE 3. MEASURING MAXIMUM HEIGHT ON BUILDINGS WITH PARAPET WALLS



EXEMPTIONS FROM BUILDING HEIGHT LIMITS

Certain architectural projections are allowed above the maximum building height either by-right or with an Administrative Use Permit (AUP). For projections that are allowed above the applicable height limit and required permits, refer to [BMC 23.304.050](#). For rules that apply to wireless telecommunication facilities, refer to [BMC 23.332](#).