



BUILDING HEIGHT

Planning & Zoning Department 952-249-4620
www.ci.orono.mn.us

All buildings in Orono are limited to a maximum building height of 30 feet or less, as defined within City Code Section [78-1](#) as follows:

Building height means the vertical distance between the highest **existing** ground level or ten feet above the lowest ground level, whichever is lower, and the top of the cornice of a flat roof, or the deck line of a mansard roof, or the uppermost point on a round or other arch-type roof, or the median height of the highest gable of a pitched or hipped roof.

Topographic changes which elevate the adjoining ground level above the existing terrain shall not be considered in determining building height.

*For a pitched or hipped roof situation, regardless whether the highest living space in a building is a half-story or full story, if the highest living space contains windows (excluding skylights) the upper measuring point for defining building height shall be the median height of the top of the highest window and the highest peak of the roof."

How to determine the defined height for a building:

Distance Between First Floor and defined Top of Roof* as defined above.	(a)	<input type="text"/>
First Floor Elevation (from building plans):	(b)	<input type="text"/>
Highest existing ground level touching the building's footprint (per survey) or 10' above lowest ground level, whichever is lower:	(c)	<input type="text"/>
Difference between (b) and (c)**:	(d)	<input type="text"/>
DEFINED HEIGHT **If highest existing adjacent grade is above FFE - Height is (a) - (d) OR If highest existing adjacent grade is below FFE - Height is (a) + (d)	(e)	<input type="text"/>

For More Information

Contact the Planning and Zoning Department at 952-249-4620 or planning@ci.orono.mn.us.

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Note: This is an information sheet only, every effort has been made to insure the accuracy of the information contained herein; however, if any information is not consistent with provisions of the City Code, the Code provisions will prevail.