



BUILDING HEIGHT

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952-249-4620

ALL BUILDINGS IN ORONO MUST HAVE A DEFINED BUILDING HEIGHT OF 30 FEET OR LESS **AND** MUST HAVE NO MORE THAN TWO STORIES PLUS A HALF STORY.

HOW TO DETERMINE THE DEFINED HEIGHT OF A BUILDING:

FOR A BUILDING WITH A BASEMENT OR CRAWL SPACE:

START WITH	the distance between the basement floor/crawl space floor and the highest roof peak, the top of the cornice of a flat roof, the deck line of a mansard roof, or the uppermost point on a round or other arch-type roof
SUBTRACT	half the distance between the highest window and highest roof peak of a pitched roof
SUBTRACT	the distance between the basement floor/crawl space floor and the highest existing grade within the foundation or 10 feet, whichever is less.
EQUALS	Defined building height

FOR A BUILDING ON A SLAB FOUNDATION:

START WITH	the distance between the slab and the highest roof peak, the top of the cornice of a flat roof, the deck line of a mansard roof, or the uppermost point on a round or other arch-type roof
SUBTRACT	half the distance between the highest window and highest roof peak of a pitched roof
ADD	the distance between the slab and the highest existing grade within the foundation
EQUALS	Defined building height

HOW TO DETERMINE THE NUMBER OF STORIES:

For the basement or lower level to not be considered a story the elevation of the floor above it must be no more than six feet above **existing** grade for at least 50 percent of the perimeter of the basement or lower level.

A half story is defined as the uppermost floor of a building in which the intersection of the exterior wall and the roof is not more than three feet above the floor elevation and not more than 60 percent of the floor area within the exterior walls of the uppermost floor exceeds five feet in height as measured from the floor to the rafters.

FOR MORE INFORMATION

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

Reference: City Code Section 78-1. Definitions.
February, 2008

This is an information sheet. 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.