

## INFORMATION GUIDE FOR:

# Building Heights

- METHODS OF MEASUREMENT**

(NOTE: All measurements shall be taken vertically from the natural or finished grade, *whichever is lower*)

- In the Commercial Core (CC), Commercial Lodge (CL), Neighborhood Commercial (NC), and Service/Commercial/Industrial (SCI) Zone Districts, the height of the building shall be measured vertically to the TOP, RIDGE, or PARAPET (See *Figure 1*) of the structure.

For all other structures in all other zone districts, height shall be measured as follows:

- *Flat Roofs or With a Slope of Less Than 3:12*  
The height of the building shall be the maximum distance measured vertically to the top or ridge of a flat, mansard, or other roof with a slope of less than 3:12.
- *Roofs With a Slope From 3:12 to 7:12*  
Height shall be measured vertically to the mean height between the eave point and ridge of a gable, hip, gambrel, or other similar pitched roof. The ridge of a gable, hip, gambrel, or other pitched roof shall not extend over five feet above the maximum height limit.

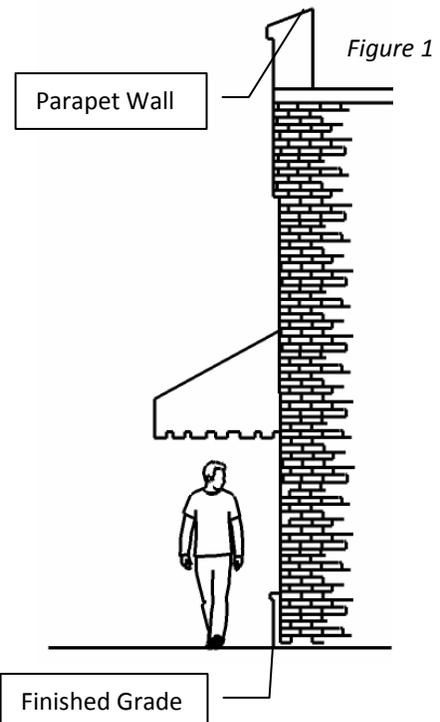


Figure 2

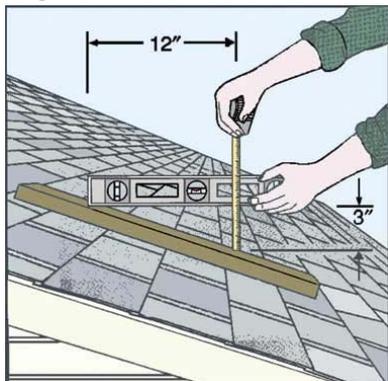
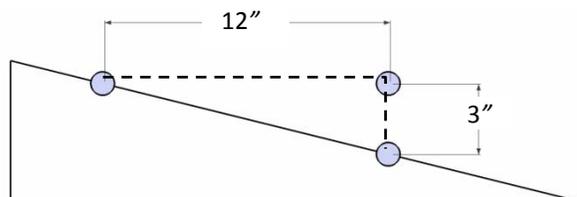


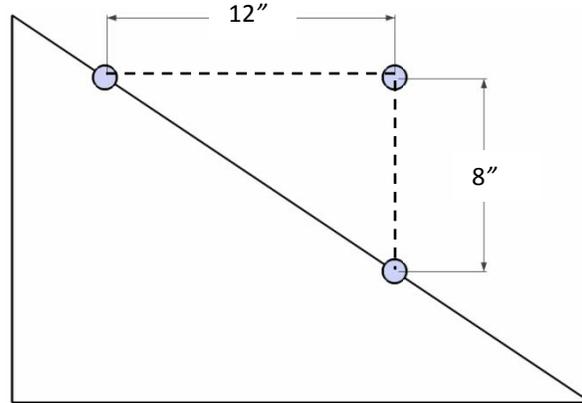
Image source: [roofer911.com](http://roofer911.com)

Notice that *Figure 2* displays the correct way to determine the accurate pitch of a roof. The roofs in *Figure 2* and the diagram below both have a pitch of 3:12. Always measure out 12" horizontally before measuring vertically.



- Roofs With a Slope of 8:12 or Greater

Height shall be measured vertically to a point one-third (1/3) of the distance up from the eave point to the ridge. There shall be no limit on the height of the ridge. Chimneys and other appurtenances may extend up to a maximum of two (2) feet above the ridge.



- Chimneys, Antennas and Other Appurtenances

Antennas, chimneys, flues, vents or similar structures shall not extend over ten (10) feet above the specified maximum height limit, except for roofs with a pitch of 8:12 or greater, whereas these elements may not extend more than two (2) feet above the ridge. Water towers, solar panels, and mechanical equipment shall not extend over five (5) feet above the specified maximum height limit. Church spires, bell towers and like architectural projections, as well as flag poles, may extend over the specified maximum height limit.

- **EXCEPTIONS**

- Slopes: The maximum height of a building's front (street facing) façade may extend for the first thirty feet of the building's depth
- Areaways, Lightwells and Basement Stairwells: Any of these elements that is less than one hundred (100) square feet, entirely recessed behind the vertical plane established by the portion of the building façade which is closest to the street, and enclosed on all four sides to within eighteen (18) inches of the first floor level shall not be counted towards maximum permissible height.
- Solar Panels are exempt for the first five (5) feet.

\*\*This is only a guide for measuring building height in the City of Aspen. The official and full regulations are in the Land Use Code, see **Section 26.575.020(B)\*\***

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