



Chapter 27 Zoning & Land Development
January 2019 Text Amendment Cycle

AMENDMENTS INITIATED BY: ZONING ADMINISTRATOR / LEGAL DEPARTMENT

Amendment: **Related to pending changes in FEMA Flood Maps and required finished floor levels.**

Sec. 27-43. – Definitions

Height: The vertical distance between the ~~mean elevation of the proposed~~ required finished grade floor at the structure front, not including strictly aesthetic landscape berms to the highest point of the structure. ~~Finished grade~~ Required finished floor shall be determined by utilizing all applicable regulations of the city, county, state and federal government.

Current FEMA Map – VE-10 (Davis Islands)



New FEMA Map – VE-16 and VE-12 (Davis Islands)



Hillsborough County

LAND DEVELOPMENT CODE

ARTICLE XII – DEFINITIONS

PART 12.01.00 – DEFINITIONS

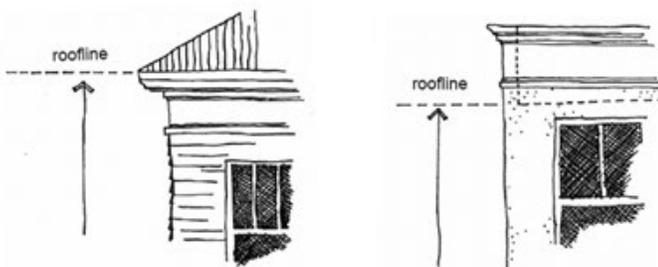
Height: The vertical distance **measured from the lowest proposed finished grade of the structure vertically beneath the highest point of the structure.** Elevated structures **within the designated Special Flood Hazard Area will have the vertical elevation measured from the Base Flood Elevation to the highest point of the structure.** Finished grade shall be determined using all applicable regulations of the County, State and Federal governments. See Section 6.08.00.

St. Petersburg

Chapter 16 Land Development Regulations

16.60.010.6. - Height measurement.

- A. **Outside of special flood hazard areas, building height shall be measured from the mean elevation of the existing grade to the beginning of the roofline or roof peak,** as determined within the individual zoning districts.
- B. **Within special flood hazard areas, building height shall be measured from the required design flood elevation line to the beginning of the roofline or roof peak,** as determined within the individual zoning districts.
- C. Pitched roofs shall be measured at the point farthest from the side of the building and flat roofs with decorative parapets will be measured at the lowest point of the parapet wall.



- D. For structures other than buildings, height shall be measured from the mean elevation of the existing grade to the highest point of the structure above the existing grade.
- E. For all properties subject to the Albert Whitted Airport overlay regulations, the building height shall be measured from the mean sea level elevation datum unless specified otherwise.
- F. Exemptions to the maximum height requirements are outlined in the height, maximum allowable and encroachments section.