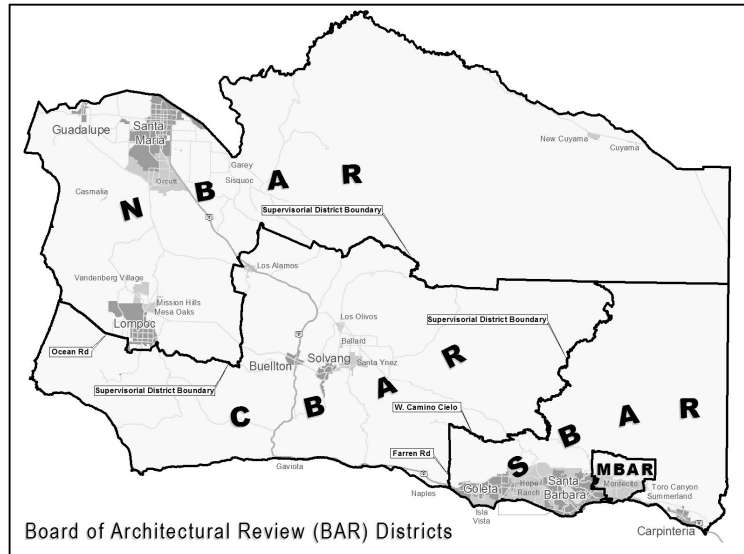




MONTECITO BOARD OF ARCHITECTURAL REVIEW



Board of Architectural Review (BAR) Districts

MONTECITO BOARD OF ARCHITECTURAL REVIEW (MBAR) encourages development which exemplifies the best professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design.

THIS PACKAGE CONTAINS

- ✓ MBAR PROCESS INFORMATION
- ✓ LOCAL ARCHITECTURAL REVIEW COMMITTEE
- ✓ FINDINGS FOR APPROVAL
- ✓ SUBMITTAL REQUIREMENTS AND DETAILS
- ✓ APPLICATION FORM
- ✓ BUILDING HEIGHT CALCULATIONS
- ✓ **MONTECITO FLOOR AREA CALCULATOR AND PROJECT STATISTICS WORKSHEET**

[Click to download Montecito Floor Area Calculator](#)



South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
Fax: (805) 568-2030

North County Office
624 W. Foster Road, Suite C
Santa Maria, CA 93455
Phone: (805) 934-6250
Fax: (805) 934-6258

P&D Website: www.sbcountyplanning.org

GENERAL INFORMATION

WHAT Projects meeting any of the criteria below must be considered by the Montecito Board of Architectural Review:

- Located in the D-Design Control Overlay Zone District
- Located in the Montecito Planning Area
- Subject to the Hillside and Ridgeline Development Guidelines
- Discretionary projects where MBAR review is required for buildings and/or signs
- Projects where MBAR review is specified by action of the Zoning Administrator, Montecito Planning Commission, or Board of Supervisors
- Projects requiring a Modification
- Other development as required by the county's Zoning Ordinance (Development Code)

WHERE & WHEN

Montecito BAR

Meets every other Monday at 2:00 p.m.
in the SB County Engineering Rm.
at 123 East Anapamu St., Santa Barbara

All meetings begin at 2:00 p.m. unless otherwise posted. See www.sbcountyplanning.org.
Click on Regional Boards of Architectural Review under Hearing Bodies on the left hand side bar.

HOW Submit a complete application to Planning and Development no later than 2:00 p.m. Monday for Montecito BAR, 3 weeks prior to the requested meeting date.

NOTE: The agenda may be closed prior to the 2:00 p.m. deadline if a large number of applications have been received.

WHICH Applicants are encouraged to submit for **conceptual review** in order to informally discuss a project's concept or theme on a schematic basis, and then return for preliminary and/or final approval. Applicants may not request preliminary or final reviews/approvals without the prior approval from the assigned case planner.

Revised preliminary review is used when a project has already received preliminary approval and the applicant wishes to make substantial changes that would require further MBAR review and approval.

EXEMPTIONS

The following developments are exempt from MBAR review:

Fences of 6 feet or less (unless associated with development otherwise requiring BAR)

Gate posts of 8 feet or less (unless associated with development otherwise requiring BAR)

Solar panels

Swimming pools, hot tubs or spas

Interior Alterations

Decks (unless associated with development otherwise requiring BAR)

APPEALS

Decisions of the MBAR (i.e., approval or denial of preliminary or final reviews) may be appealed to the Montecito Planning Commission by the applicant or any other interested party within 10 days of the final MBAR action. A Land Use Permit for the project cannot be issued until the appeal period has expired. An appeal of a preliminary decision can relate to any or all of their findings and an appeal of a final approval can only be made if it can be demonstrated that the project for which final approval was granted does not substantially conform to the project that was granted preliminary approval.

EXPIRATION

Montecito Board of Architectural Review approvals expire the date the associated development permit (e.g., Coastal Development Permit, Development Plan), including time extensions, expires. Where no development permit exists, Montecito Board of Architectural Review approvals expire two years from the date of approval, except the Director may grant an extension of the approval if an active development application is being processed by Planning and Development.

GRADING

For projects requiring Grading Plan approval, conceptual MBAR review must occur before a land use or coastal development permit may be processed.

LOCAL ARCHITECTURAL REVIEW COMMITTEES

In addition to MBAR, there are many communities that have their own review committees. Review by this committee and Homeowners Associations (HOA) is not required in order to obtain a permit through Planning and Development (P&D), however they may be required pursuant to your respective HOA regulations. P&D collects an additional set of plans and forwards these to the following:

Applicants are responsible for contacting these applicable review bodies:

Montecito:

1. **Birnam Wood Golf Club, Architectural and Landscape Committee**
2031 Packing House Road, Santa Barbara, CA 93108
(805) 969-2223

INFORMATION REGARDING THE MONTECITO BOARD OF ARCHITECTURAL REVIEW

PURPOSE

The Montecito Architectural Guidelines and Development Standards (hereafter referred to as Architectural Guidelines) were adopted by the Board of Supervisors in 1995. The Architectural Guidelines implement aspects of the Montecito Community Plan by guiding design review for new or modified structures within the Montecito Planning Area. The primary goal of the Architectural Guidelines is **“To ensure that every residential development will carefully consider the community context in which it takes place and have a compatible relationship to neighboring properties and the community design goals.”**

ARCHITECTURAL REVIEW PROCESS

Architectural review of development in Montecito is required before a project can obtain zoning and building permit approvals.

Submittal Requirements. MBAR application submittals must be complete and include the items listed in the Submittal Requirements. Incomplete applications will not be accepted.

Levels of Review. Projects are subject to three levels of review. Conceptual Review is the first level of review and is intended to ensure that a proposed project generally conforms to the Architectural Guidelines. At this time, MBAR evaluates whether the specific criteria related to project siting and neighborhood compatibility have been addressed. The MBAR will complete a Conceptual Review Checklist, a form to record whether the criteria are met, and provide a copy to the applicant at the meeting (see copy next page). Any deficiencies are recorded on the form with direction as to the appropriate level of review for the subsequent hearing. If substantial changes to the project are required to meet the criteria, plans for further Conceptual Review may not be accepted unless all the deficiencies identified by staff and the MBAR have been addressed. If the deficiencies are not addressed in the resubmittal, the application may be scheduled for Preliminary Review and may be denied.

Intradepartmental Communication. Staff review of project compliance with zoning and community plan standards is valuable to the MBAR in their consideration of siting and design issues. When such review has occurred, it shall be provided to the MBAR.

Noticing. Current practice includes County mailed notice of the first Conceptual Review to property owners within 300 feet of a project site. This practice shall be maintained and enhanced as feasible. Interested parties may request to be included on the MBAR agenda email distribution list to receive notice of future hearings.

Findings. In order to grant Preliminary Approval of a design review application, the MBAR must make all of the findings included on page 6, Findings for Approval. The MBAR shall complete a Project Findings form for each item that is granted or denied Preliminary Approval. The basis for the decision shall be described in the findings and include a statement describing the reasoning for allowing any variance from the guidelines and standards of the Architectural Guidelines as well as the basis for making any finding that was controversial or the subject of discussion.

FINDINGS FOR APPROVAL - INLAND

Prior to approving any MBAR application in the inland area, the Montecito Board of Architectural Review shall make the following findings, as set forth in Section 35.472.070.F of the MLUDC:

1. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.
2. Electrical and mechanical equipment will be well integrated into the total design concept.
3. There will be a harmony of color, composition, and material of all sides of a structure.
4. There will be a limited number of materials on the exterior face of the structure.
5. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
6. Site layout, orientation, and location of structures, and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).
7. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings which will be appropriate to the project, and that adequate provisions for maintenance of all planting.
8. Grading and development is designed to avoid visible scarring and will be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.
9. Signs including their lighting are well designed and will be appropriate in size and location.
10. The proposed development will be consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district in compliance with the applicable zoning ordinance (development code), including the *Montecito Architectural Design Guidelines and Development Standards*.

FINDINGS FOR APPROVAL - COASTAL

Prior to approving any MBAR application in the coastal zone, the Montecito Board of Architectural Review shall make the following findings, as set forth in Section 35-213 of Article II:

1. Overall building shapes as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.
2. Mechanical and electrical equipment shall be well integrated in the total design concept.
3. There shall be harmony of material, color, and composition of all sides of a structure or building.
4. A limited number of materials will be on the exterior face of the building or structure.
5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
6. Site layout, orientation, location and sizes of all structures on a property, buildings, and signs on a property, shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).
7. Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting.
8. Signs including their lighting, shall be well designed and shall be appropriate in size and location. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.
9. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-473 (General Regulations) of this Article.

SUBMITTAL REQUIREMENTS FOR MBAR REVIEW

All applicants must submit three sets of plans.

Conceptual Review

All MBAR projects begin the design review process at the conceptual level. Conceptual review is a critical step in the review process providing an opportunity for the MBAR to review and comment on a project's concept or theme when it is still in the early stages of development before the applicant has committed to and invested in a design. At conceptual review, the MBAR considers only broad issues such as site planning, general architectural style and the project's relationship to its site and the surrounding neighborhood. This allows the applicant and the MBAR an opportunity to informally discuss a project that will be subsequently submitted to the County. Applicants should bring sketches and/or conceptual drawings, including schematic sections and three-dimensional renderings, and should have completed site studies that address various aspects of site design (e.g., general massing of buildings, grading, access, landscaping concepts). No formal action is taken by the MBAR, at a conceptual level, however, comments are made that give the applicant general direction for future review. Additionally, the MBAR may determine during the conceptual review that a site visit should be conducted by the MBAR as a whole or a subgroup of MBAR members (not involving a quorum), and/or that the preparation of a landscape plan is necessary.

The following items **must be included** with the MBAR application. Refer to the next section "General Submittal Details" for more information on each requirement.

FOR CONCEPTUAL REVIEW

- A. Vicinity map
- B. Site plan
[Click to download Site Plan and Topographical Map Requirements](#)
- C. Topographic map (showing elevation of property within 100' in any direction from the proposed building envelope)
[Click to download Site Plan and Topographical Map Requirements](#)
- D. Conceptual Building elevations (rough drafts are encouraged)
- E. Floor Plans
- F. Two Sets Mounted color photographs of the site and neighboring areas (mounted on 8½ x 11 paper preferred)
- G. Conceptual Grading plan
- H. Building Height Calculations
- I. Montecito Floor Area Calculator and Project Statistics Worksheet (print on cover sheet of project plans). See page 13 of this application packet for additional information on the worksheet. [Click to download Montecito Floor Area Calculator](#)
- J. Agreement to Pay Form
- K. Check Payable to Planning and Development

Preliminary Review

Preliminary Review is a formal review of an application that confirms the site plan configuration and design that must be followed before the architect prepares working drawings. An application for preliminary review will only be accepted if a development application for the project has been submitted to Planning & Development. Projects can receive preliminary approval only if the project has been reviewed by staff, the discretionary review authority, if applicable (except Modifications- which require preliminary prior to review authority hearing), and if the project is consistent with county plans and policies. All significant elements of the project's appearance, landscaping and site and/or building orientation must be found to be consistent with the applicable MBAR findings and guidelines in order to receive approval at this level of review. The MBAR's action on preliminary review is appealable to the Montecito Planning Commission.

FOR PRELIMINARY REVIEW

- A. Vicinity map
- B. Site plan
[Click to download Site Plan and Topographical Map Requirements](#)
- C. Site sections or supplemental information, where required
- D. Building elevations and sections
- E. Floor plans
- F. Preliminary landscape plan, if required
- G. Two Sets Mounted color photographs
- H. Topographic map (showing elevation of property within 100' in any direction from the proposed building envelope)
- I. Topographic map showing the existing topography of the building site with the building roof plan superimposed. The roof ridgelines and eaves shall be dimensioned to show the vertical distance from the ridgeline or eave to the existing grade directly below.
- J. Grading and Drainage plan
- K. Planner authorization for review
- L. Complete color and material sample board (not larger than 8½" x 11")
- M. Lighting Plan (exterior – building and site)
- N. Montecito Floor Area Calculator and Project Statistics Worksheet (print on cover sheet of project plans). See page 13 of this application packet for additional information on the worksheet. [Click to download Montecito Floor Area Calculator](#)

Revised Preliminary Approval

Revised Preliminary review is used when a project has already received preliminary approval and the applicant wishes to make substantial changes that would require further MBAR review and approval prior to final approval. Plans submitted should include all information on drawings that reflect the proposed revisions. If the revisions are not clearly delineated, they cannot be construed as approved. Substantial changes after a project has received final approval require a new LUP/CDP and new MBAR approval. Conceptual/Preliminary/Final may be agendized as one MBAR item at the planner's discretion.

Final Review

Final review is a formal review of completed working drawings excluding electrical, plumbing, mechanical and structural drawings unless components of these plans would affect the exterior of the building. All details, color samples, door hardware, fenestration and exterior lighting fixtures must be included in the plans submitted for final review. The final plans will be approved only if they are in substantial conformance with the plans given preliminary approval. If substantial changes to the plans are proposed at this stage by the applicant, a new preliminary approval may be required.

FOR FINAL REVIEW - All **Preliminary Review** requirements above plus the following:

- ___ Q. Building details (with colors printed on the original drawings prior to reproduction)
- ___ R. Complete color and material sample board (not larger than 8 ½" x 11"). Photo of approved color board to be provided following approval stamp.
- ___ S. Landscape plan (if required) listing the plant names, sizes, quantity and location. Irrigation type to be noted on plans.

All applicants must submit **two** sets of plans.

GENERAL SUBMITTAL DETAILS

All drawings shall include a north arrow and scale.

All drawings shall be **reproductions**; original drawings are not acceptable.

All drawings shall be folded to approximately 10" x 12".

A. **Vicinity Map** shall show the site of the proposed development at the center of the map indicating major roads and landmarks, and shall be drawn to scale.

B. **Site Plan** shall be drawn to a scale to clearly depict all the following information (where applicable):

[Click to download Site Plan and Topographical Map Requirements](#)

- Statistical information (site size, square footage existing structure(s), square footage proposed structure(s), square footage to be demolished, cubic yards cut and/or fill or amount scarification/recompaction, average height, etc.). The statistical information must be updated on every set of revised plans. (Include net area of structures as defined in the Montecito Architectural Guidelines and Development Standards.)
- The property boundaries.
- Existing and proposed building footprints(s) or roof plans
- Hardscape and landscape areas.
- Areas of native vegetation, creeks and mapped Environmentally Sensitive Habitat (ESH).
- Location and height of all proposed walls and fences.
- Approximate footprints of neighboring structures within 25 feet of the site
- All existing trees (noting location, species, diameter and canopy). Trees proposed for removal must be noted.
- Off-street parking and loading areas
- Adjacent roads or access easements (show edge of pavement and boundaries of any rights-of-way)
- Driveway(s) and internal vehicular circulation
- Exterior lighting facilities (building & site)
- Natural topographic contour lines at intervals sufficient to show site detail, and proposed grading contour lines
- Trash disposal/storage
- Sign locations
- Landscaped areas (especially for screening and erosion control)

C. **Site Sections** shall be drawn through each axis of the site where a slope of 1:10 or greater occurs, and shall include sufficient distance beyond the property to accurately depict the character of the grading and building mass of the project in its surroundings. This requirement may be waived by the MBAR upon applicant's request at the "conceptual" review level if sufficient information regarding the character of the site is provided.

Supplemental Information such as study models or photographic simulations may be required by the MBAR where the complexity of the proposal or the site necessitates additional graphic explanation.

- D. **Building Elevations** shall be drawn to a scale appropriate to indicate the complete view of each side of the proposed structure(s), shall include graphic and written representation of materials, textures, window details and color and shall show the topography of adjacent areas in cross section. Where a proposed building abuts existing adjacent structures, those structures shall be included in the elevation drawings.
- E. **Building Floor Plans** shall be drawn to a scale of not less than one inch equals eight feet, and shall indicate locations of all walls, windows and doors. All rooms shall be identified as to function.
- F. **Grading and Drainage Plan** shall show proposed grading associated with development of the structure, including existing and proposed grades, grading quantities, and existing and proposed drainage patterns.
- G. **Preliminary Landscape Plan** shall indicate all trees, shrubs and groundcover areas, identified relative to function or use. A list of proposed plant materials shall be included. Final Landscape Plan shall list plant sizes, quantity, and location. List irrigation type.
- H. **Photographs** shall show the site of the proposed development; all adjoining properties, and the general character of the neighborhood (panoramic view). Photographs shall be mounted and identified. A plan showing locations of photo viewpoints is recommended. Applicants are required to submit photographs at the time of MBAR applications submittal. Photographic submissions must be 8.5 x 11" or folded to those dimensions. Larger photographic displays may be brought to the MBAR meeting and are encouraged. Submission of larger exhibits at the MBAR meeting does not preclude the requirement to submit photos at the time of application submittal.
- Digital photographs or clear color copies are acceptable.
- I. **Completed Application** - Any application lacking any item of information listed herein will not be accepted.
- J. **Topography Map** shall show site topography at 1-2 foot contour intervals within 100 feet in any direction from proposed area of development on lots of greater than one acre. For lots of less than one acre, the entire site shall be shown on the topography map. Topography shall be shown for offsite areas within 50 feet of the property line.
- K. **Building Height** shall be noted on elevation plan sets and on site, plan or plan sets cover sheet. Story poles may be required.
- L. **Drawings** required for final MBAR review must be drawn to scale, and shall include:
- Building floor plans, elevations, sections, and details
 - Final site plan
 - Final landscape plans (planting, irrigation, landscape details) (where required by Ordinance)
 - Final grading plans
 - Final lighting plans
 - Final sign locations

Full working drawings are **not** required for Final MBAR approval; however, architectural details are required. In most cases, structural, plumbing, and electrical plans will not be required.

- M. **Color and Material Sample Board** shall include accurate representative samples of roof and siding materials, paint and stain colors.
- N. **Montecito Floor Area Calculator and Project Statistics Worksheet** and accompanying footnotes are available through the following hyperlink. Applicants enter project information and statistics (net square feet) into shaded cells. The calculator automatically enters statistics into clear (unshaded) cells. Applicants must print the worksheet on the cover sheet of their project plans. Do not print the accompanying footnotes. [Click to download Montecito Floor Area Calculator](#)

PROJECT INFORMATION

This section to be filled out by the applicant. Please print and fill in all the blank spaces.

Request of _____, agent/architect for _____
(agent or architect) (circle one) (owner's name)

to consider Case No. _____ for _____
(Counter Staff enters MBAR case #) (conceptual, preliminary, final)

review/approval of a _____
(circle one) (new residence, condominium, garage, guesthouse, addition to a...)

of approximately _____ square feet.
(square footage of each structure)

The following structures exist on the parcel currently: _____
(list structures, i.e., residence, garage, barn, guest house)

(give approximate square footage of each structure)

The proposed project will require approximately _____ cubic yards of cut and
(give quantity or write **None**)

approximately _____ cubic yards of fill. The property is an _____ acre/square foot parcel
(give quantity or write **None**) (give sq. footage if under an acre; give acreage if 1 acre or more--circle one)

zoned _____ and shown as APN _____
(zoning) (list APN # and use all nine digits)

located at _____
(address, road name and number only)

in the Montecito area, First Supervisorial District, Montecito BAR District.

Height Calculation Methodology

Methodology applies to: Structures located within the Montecito Planning Area.

METHODOLOGY FOR COASTAL ZONE PROPERTIES

The height of a structure (not including fences and walls) located in the Coastal Zone is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade unless (1) the structure is located on property zoned with the VC View Corridor Overlay or (2) any portion of the structure is located above an area of the site where the finished grade is 10 feet or more above existing grade and the structure is not subject to the Ridgeline/Hillside Development Guidelines.

1. **VC View Corridor Overlay.** If the structure is located on property zoned with the VC View Corridor Overlay, then the height of a structure is determined by the vertical distance between the **average finished grade** and the uppermost point of the structure directly above that grade.
2. **Location over 10 feet or more of fill.** If the structure is not subject to the Ridgeline and Hillside Development Guidelines and **any** portion of the structure is located above an area of the lot where the finished grade is 10 feet or more above the existing grade, then the height of the structure is determined by the vertical distance between the **finished grade** and the uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

METHODOLOGY FOR NON-COASTAL ZONE PROPERTIES

The height of a structure is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade. For lots zoned AG-I, R-1/E-1, R-2, DR or PRD, if portions of a structure are located above an area of the site where the finished grade is 10 feet or more above the existing grade, then the height of that portion of the structure is determined by the vertical distance between the **finished grade** and the uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines or the H-MON Montecito Hillside Overlay shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones. **The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.**
2. Portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of 4 in 12 (rise to run) or greater.
3. Architectural elements (portions of a building that exceed the height limit and extends beyond the roof of the building) with an aggregate area less than or equal to 10 percent of the roof area or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the Montecito Board of Architectural Review.

DEFINITIONS

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Montecito Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average. The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade. See following diagram.

Diagram 1

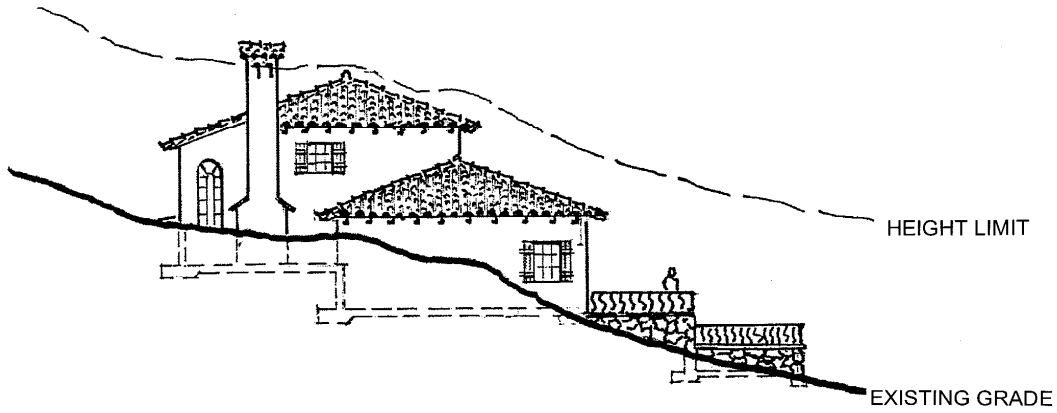


Diagram 2

