

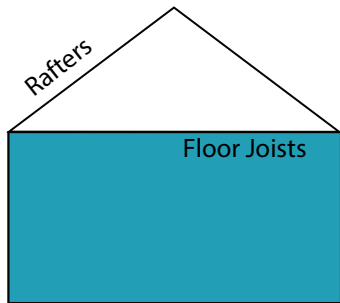
HALF STORIES


This bulletin offers guidance for half stories (common with upper story additions) for single and two-family dwellings.

1 1/2 STORY HOUSE

A partial story will meet the definition of a half story when the roof rafters are within 2 feet of the floor joists.

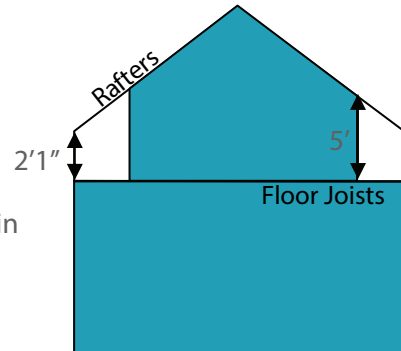
A half story can only be located on a principal residential structure with a height of 2.5 stories or less. Anything higher is considered a full story.



 = Floor Area Included in Gross Floor Area Calculation

2 STORY HOUSE

Top floor does not meet the definition of a half story when the roof rafters are more than 2 feet from the floor joists



GFA MEASUREMENT:

Half story area is not included in the calculation of the maximum gross floor area of single and two-family dwellings (see colored area above)

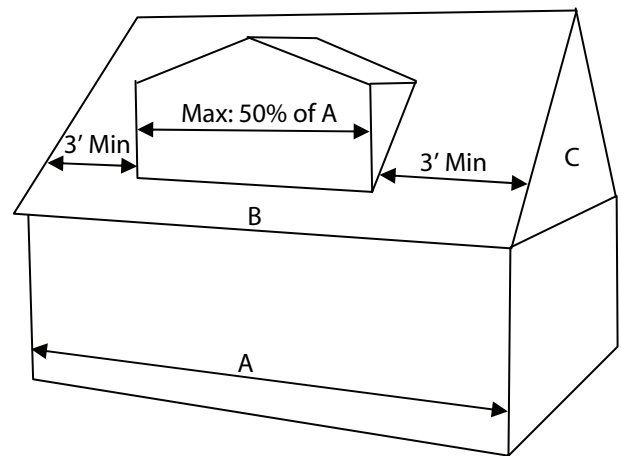
GFA MEASUREMENT:

Gross floor area of single and two-family dwellings is only measured where there is 5 feet or more of clearance on the top story (see colored area above)

DORMERS ON HALF STORIES

To be considered a dormer, the following standards must be met. If they do not, they are considered a full story.

- The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.
- Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.
- Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.



A: Width of the wall of the floor below the half story
B: Eave edge
C: Gable end wall