



Town of Cohasset

Height Measurement Definition & Measurement Policies & Procedures

HEIGHT DEFINITION: The vertical distance above the mean level of the pre-construction ground* within 10 feet of the outside walls of the structure. On a flat roof, height is measured to the top of the parapet or to the top of the main roof surface, whichever is higher. On a sloped roof, height is measured to the midpoint of the roof surface; the midpoint shall be half the distance from the plate line to the ridgeline measured over the outer surface of the roof boarding, and the ridgeline may not be higher than five feet above the maximum allowed height. The limitations of this clause shall not apply to projections not used for human habitation which, in the aggregate, do not exceed 5% of the roof area, including without limitation chimneys, antennas, railings and cupolas.

[Amended 4-8-1985 by Art. 32; 4-22-2013 by Art. 17]

POLICIES & PROCEDURES

- Prior to any Site Work, contact the Cohasset Building Department at 781.383.4100 x 5100 and speak to Director of Planning Permits & Inspections, John Hallin to discuss the work being proposed to confirm next steps.
- Prior to any work commencing on any lot, you will need to determine what relief your project could possibly need from other Town Boards/Committees/Commissions or Departments (Board of Health, Conservation Commission, Planning Board, Water Commission, Sewer Commission, or the Zoning Board of Appeals). Please also refer to §300-9.2 of the bylaw to ensure your project conforms.

You will also be required to complete one of or all of the following:

- If an undeveloped lot, a site plan via an on the ground survey mechanism along with obtaining a survey of the existing topography of the site is required to determine pre-construction grade*.
- If there is a multi-floor building (residential or commercial) on the lot, a site plan via an on the ground survey mechanism should also be conducted to confirm the pre-construction grade so that if the building is razed or added onto, the pre-construction grade can be determined for the measurement of height.
- If the topography of the land is not flat, you will be required to measure around the existing structure at multiple points (amounts of points must be approved by the Building Department). A minimum of every 20 feet from the same distance (at a consistent point, between 0-10 feet, as stated in the Height Definition) from the building around the entire building should be used.
- In the case of lots that are located in the Floodplain and Watershed Protection District (300:9.2), the definition of height is subject to additional regulations as described for this district.

*Ground is pre-construction elevation of ledge or soil as defined in the height definition in 300:2.1 of the Cohasset Zoning Bylaw.

Please refer to the height diagram to confirm starting point of measurement.