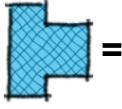
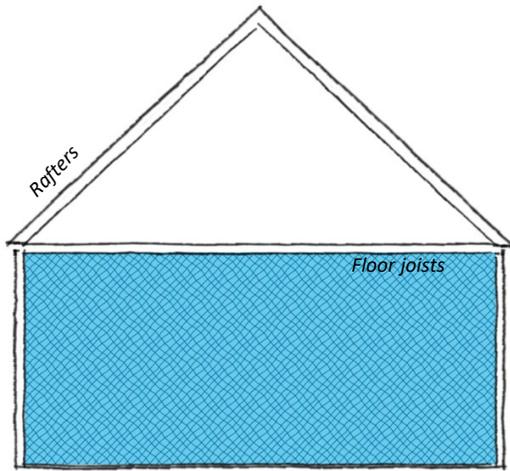


# HALF STORIES

## A Guide to Half Stories on Principal Residential Structures



FLOOR AREA INCLUDED IN GROSS FLOOR AREA CALCULATION

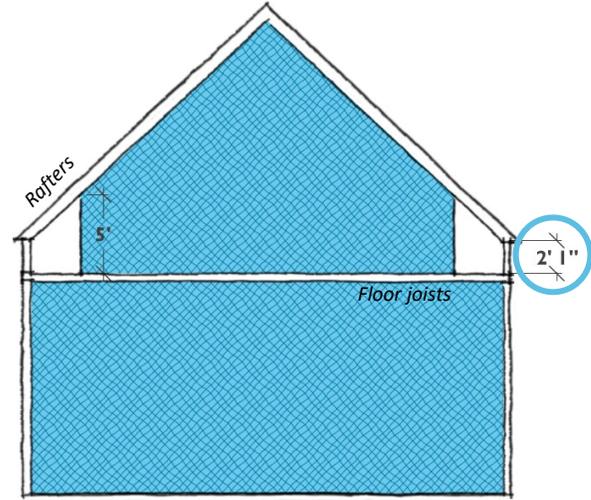


### 1½ STORY HOUSE

Partial story meets the definition of a half story because roof rafters are located **within 2 feet** of the floor joists

#### RULE OF MEASUREMENT

Half story area is not included in the calculation of the maximum gross floor area of single and two-family dwellings



### 2 STORY HOUSE

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

#### RULE OF MEASUREMENT

In this case, floor area is measured only where there is 5 feet or more of clearance on the top story

*Story, half.* A partial story that meets the following criteria:

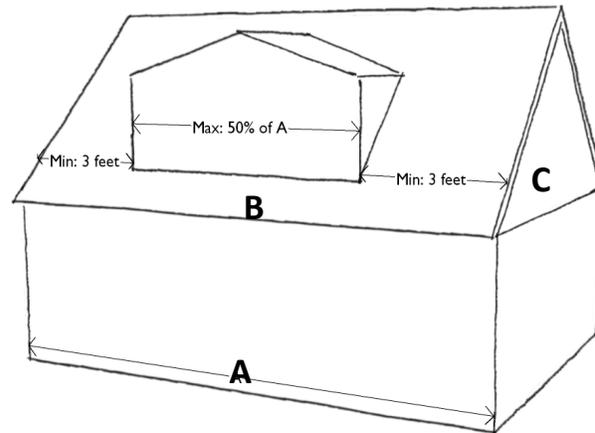
- The half story will be located on a principal residential structure with a height of two and one-half (2.5) stories or less. A partial story located on any other structure or on a principal residential structure with a height greater than two and one-half (2.5) stories shall be considered a full story.
- Habitable space located under a gable or hip roof and all of the roof rafters shall be located within two (2) feet of the floor joists, except at gable ends or where dormers are allowed.

## Dormers on Half Stories

*If dormers do not meet these standards, the floor in question is considered a full story*

Dormers on the half story will meet the following standards.

- 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