



Story Poles

Definition:

Story poles are three-dimensional, full-scale, silhouette structures that outline the location, bulk and mass that a proposed structure will occupy on a site. They are required for certain design review applications and may be requested for any discretionary review where warranted by visual impact or location issues. Story poles allow Planning staff, neighbors and others to assess the location and general massing of a proposed building from various vantage points.

Story poles shall accurately outline the building's major wall planes, gables and ridges. They need not precisely detail secondary building features and forms.

Construction Requirements:

Story poles shall be constructed of 2x4, or 2x6 lumber or similar other sturdy building material (PVC pipe is not acceptable). Story poles should be braced at the base using diagonal supporting beams or guy wires to ensure that they remain correctly positioned, and can withstand strong winds, shaking and gravity. Additional bracing throughout the structure may be necessary for certain configurations.

Bright orange construction mesh (or similar, high-visibility material) at least 24 inches in width shall be placed connecting poles to show the building's major wall plates and roof ridgelines. Where grading would change the site's natural grade elevation, story poles shall represent the final height of the building, with grading accounted for in the height of the poles.

If at any time the story poles become unsafe, they shall be repaired and reset immediately. The County shall not be liable for any damage or injury associated with the erection of story poles.

Timing:

The story poles must be satisfactorily installed at least seven days before the scheduled hearing date. Photographs of the site with installed story poles (or other verification documentation) may be requested by the zoning administrator or other hearing authority prior to the hearing.

Story poles shall be maintained beyond the hearing date through the appeal period and, if applicable, subsequent appeal hearings. They must be removed within the seven calendar days following the expiration of final appeal period, unless other arrangements have been made with the Planning Department.

