

Exhibit B.

Table 18.10.040 – Bulk and Dimensional Standards

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|--|--|---------------------------------------|------------------------|-----------------------|-----------------------|-------------------|----------|--------------------|--------------------------|----------------------------|------|--------------|
| | LDR 4 DU/Acre Gross Density | CLDR 2 DU/Acre Gross Density | CR Gross Density | HDR Net Density | NB Net Density | DC Net Density | IC | IMU Net Density | USOD | EP-1 Net Density | EP-2 | POSPF |
| 1. Minimum Lot Size (1): | | | | | | | | | | | | |
| a. Single-Family Dwellings (includes manufactured/mobile homes <u>includes designated manufactured homes</u>) (2) | Average lot size: 8,000 sf; minimum lot size: 7,500 sf (2) | Minimum lot size: 18,000 sf | See NBMC 18.11 | 4,000 sf | 4,000 sf | 4,000 sf | | | Per underlying zone | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | | | | |
| b.e. Cottages (lot area per dwelling unit) | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | |
| d.c. Duplexes (lot area per dwelling unit) (4) | | | See NBMC 18.11 | 3,000 sf | 3,000 sf | 3,000 sf | | 2,000 sf | | | | |
| e.d. Triplexes (lot area per dwelling unit) (4) | | | | 2,500 sf | 2,000 sf | 2,000 sf | | 2,000 sf | | | | |
| f.e. Fourplexes (lot area per dwelling unit) (4) | | | | 2,000 sf | 2,000 sf | 2,000 sf | | 2,000 sf | | | | |
| g.f. Other Multifamily Structures (lot area per dwelling unit required) (4) | | | | 2,000 sf | 2,000 sf | 2,000 sf | | 2,000 sf | | | | |
| h.g. Elderly Homes and Related (5) | | | | 10,000 sf | 10,000 sf | 10,000 sf | | 10,000 sf | 10,000 sf | | | |
| i.h. Upper Floor Dwelling Units (in mixed use buildings; lot area per dwelling unit) | | | | | 1,000 sf | 1,000 sf | 1,000 sf | 1,000 sf | See NBMC 18.10.025(B)(3) | | | |
| j.i. Commercial Uses (see Table 18.10.030 – 2.00) | | | | | | | | | See NBMC 18.10.025(B)(3) | | | |
| k.j. Industrial Uses (see Table 18.10.030 – 3.00) | | | | | | | | | See NBMC 18.10.025(B)(3) | | | |
| h.k. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00) | | | | | | | | | See NBMC 18.10.025(B)(3) | | | |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|---|------------------------|-------------|----------------|------------|---------------------------|----------------|-----------|------------|---------------------------|----------------------------|-------------|--------------|
| | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | |
| mj. Utilities (see Table 18.10.030 – 5.00) | | | | | | | | | | | | |
| mm. Resource Uses (see Table 18.10.030 – 6.00) | | | | | | | | | | | | |
| 2. Maximum Lot Size: | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Single-Family Dwellings (includes <u>designated</u> manufactured/ mobile homes) – (Short plats are exempt) | | | See NBMC 18.11 | 9,000 sf | 9,000-sf | 9,000 sf | | | Per underlying zoning | | | |
| b. Cottages (See NBMC 18.11) | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | |
| c. Duplexes (lot area per dwelling unit) | | | See NBMC 18.11 | 5,000 sf | 5,000-sf | 5,000 sf | | | | | | |
| d. Triplexes (lot area per dwelling unit) | | | | 4,500 sf | 4,500-sf | 4,500 sf | | | | | | |
| e. Fourplexes (lot area per dwelling unit) | | | | 4,000 sf | 4,000-sf | 4,000 sf | | | | | | |
| f. Multifamily Structures (lot area per dwelling unit) | | | | 4,000 sf | 4,000-sf | 4,000 sf | | | | | | |
| g. Other (manufactured/mobile home parks , elderly homes, commercial, industrial, public/quasi-public, utility, and resource uses (b, h, j, k, l, m, n from No. 1)) | | | | | | | | | | | | |
| 3. Minimum Lot Width (10): | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Single-Family Dwellings (includes <u>designated</u> manufactured/ d/mobile homes) | 60' | 90' | See NBMC 18.11 | 40' | 40' | 40' | | | Per underlying zone | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | Ch. 16.12 NBMC | | | |
| eb. Cottages | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | |
| dc. Duplex (per dwelling unit <u>for side by side duplexes</u>) | | | See NBMC 18.11 | 30' | 30' | 30' | | 30' | | | | |
| ed. Triplex, Fourplex and Other Multifamily Structures | | | 50' | 50' | 50' | 50' | | 50' | | | | |
| fe. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1)) | 50' | | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|--|---|-----------------------------------|--------------------|---|---|---|-----------|-------------------------------|---|----------------------------|-------------|--------------|
| | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| 4. Minimum Front Yard Setback: (6) | | | | | | | | | | | | |
| a. Single-Family Dwellings (includes <u>designated</u> manufactured homes) (3) (7) (18) | 20' | 30' | See NBMC 18.11 | 10' | 10' | 10' | | | Per underlying zone | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | Ch. 16.12 NBMC | | | |
| 4. Minimum Front Yard Setback: (6) (continued) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| c. Cottages (7) | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | |
| d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space | | | See NBMC 18.11 | 10' | 10' | 10' | | 10' | | | | |
| e. Triplex, Fourplex and Other Multifamily Structures (7) 1) Setback may be reduced to 5 feet when fronting a common open space | | | | 10' | 10' | 10' | | | | | | |
| f. Elderly Homes and Related (5) | <u>20'</u> | | | 10' | 10' | | | | 10' | | | |
| g. <u>Minimum setback for Residential Front Entry Garage</u> 1) <u>Minimum setback</u> 2) <u>Minimum setback from main front building facade (3)</u> | g.1) 20' g.2) 5' | <u>20'</u> | See NBMC 18.11 | g.1) 20' g.2) 5' | g.1) 20' g.2) 5' | g.1) 20' g.2) 5' | | | <u>20'</u> g.1) 20' g.2) 5' | | | |
| h. Accessory Dwelling Units, Structures Uses | See NBMC 18.10.041 | See NBMC 18.10.041 and NBMC 18.11 | See NBMC 18.10.041 | See NBMC 18.10.041 | See NBMC 18.10.041 | See NBMC 18.10.041 | | See NBMC 18.10.041 | See NBMC 18.10.041 | | | |
| i. Commercial Uses | | | | | | | | 20' | | | | |
| j. Industrial Uses | | | | | | | | | | 20' | 20' | |
| k. Public and Quasi-Public Uses | 20' | | 20' | 20' | 20' | | 20' | 20' | | 20' | 20' | 20' |
| l. Utilities (8) | 20' | | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| m. Resource Uses | | | | | | | | | | 20' | 20' | 20' |
| 5. Maximum Front Yard Setback: (6, 7) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|---|------------------------|-------------------------|----------------|------------------------|-----------------------------------|------------------------|-----------|------------------------|---------------------|---------------------|----------------------------|--------------|--------------|
| | | | | | | | | | | | | | |
| a. Single-Family Dwellings (includes manufactured homes) | 30' | | See NBMC 18.11 | 30' | 25' | 25' | | | | Per underlying zone | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | | | | | |
| eb. Cottages | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | | |
| dc. Duplexes | | | See NBMC 18.11 | 25' | 25' | 25' | | 25' | | | | | |
| 5. Maximum Front Yard Setback: (6, 7) (continued) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF | |
| ed. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)- See 18.10.030 for each zones permitted uses | | | See NBMC 18.11 | 25' | 25' | 25' | | 25' | 25' | | | | |
| fe. Commercial Uses | | | | | 15' | | | | 15' | | | | |
| gf. Industrial Uses | | | | | | | | | | | | | |
| hg. Other (public/quasi-public, utility, and resource areas (l, m, n from No. 1)) | | | | | | | | | | | | | |
| 6. Minimum Side Yard Setback: (9, 10) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF | |
| a. Single-Family Dwellings (includes manufactured/mobile homes designated manufactured home) | 5' one side; 15' total | 15' one side; 30' total | See NBMC 18.11 | 5' one side; 10' total | 5' one side; 10' total | 5' one side; 10' total | | 5' one side; 10' total | Per underlying zone | | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | | | | | |
| eb. Cottages (11) | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | | |
| dc. Duplexes (at exterior side walls) (11) | | | See NBMC 1.11 | 5' one side; 15' total | 5' one side; 15' total | 5' one side; 15' total | | 5' one side; 15' total | | | | | |
| ed. Triplex, Fourplex, and Other Multifamily Structures , including homes for the elderly and related(11) | | | See NBMC 18.11 | 10' | 10' | 10' | | 10' | | | | | |
| fe. Commercial Uses | | | | | | | | | | | | | |
| gf. Industrial Uses | | | | | | | | | | 25' | 25' | | |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|--|------------------------|-------------|----------------|------------|-----------------------|--|-----------|------------|---------------------|----------------------------|-------------|--------------|
| | | | | | | | | | | | | |
| hg. Public and Quasi-Public Uses | 10' | | 10' | | 10' | | | | | | | 10' |
| ih. Utility Uses (8) | 20' | | 20' | 20' | 15' | 20' | 15' | 15' | 15' | 25' | 25' | 20' |
| ji. Resource Uses | | | | | | | | | | 25' | 25' | 25' |
| 7. Minimum Rear Yard Setback: (112) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Single-Family Dwellings (includes manufactured/mobile homes) | 25' | 25' | See NBMC 18.11 | 25' | 25' | 10' | | | Per underlying zone | | | |
| b. Mobile/Manufactured Home Parks | | | | | Ch. 16.12 NBMC | | | | | | | |
| 7. Minimum Rear Yard Setback: (12) (continued) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| eb. Cottages | See NBMC 18.11 | | See NBMC 18.11 | 10' | 10' | See NBMC 18.11 | | 10' | 10' | | | |
| ec. Duplexes | | | See NBMC 18.11 | 25' | 25' | 10' | | 25' | | | | |
| ed. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related) | | | | 30' | | 10' | | 30' | | | | |
| fe. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1)) | 20' | | 20' | 20' | 20' | | | | 20' | | | 20' |
| 8. Maximum Building Height: (123) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Single-Family Dwellings (includes designated manufactured/mobile homes) | 35' | 35' | See NBMC 18.11 | 35' | 35' | 35' | | | 29' | | | |
| b. Single-Family Dwellings (includes designated manufactured/mobile homes) within the floodplain and on lots of widths 50 feet wide or less, measured at the front property line | 29' | | See NBMC 18.11 | NA | 29' | Flood Zone: AE: 29' A01, A02 or A03: 31' | | | 29' | | | |
| c. Mobile/Manufactured Home Parks | 35' | | | 35' | 35' | Flood Zone: AE: 29' A01, A02 or A03: 31' | | | 29' | | | |
| ec. Cottages | See NBMC 18.11 | | See NBMC 18.11 | 35' | | See NBMC 18.11 | | | | | | |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|---|--------------------------------------|-----------------------------|----------------|-----------------------------|-----------------------------|--|-----------|--------------|---------------------|----------------------------|-------------|--------------|
| | | | | | | | | | | | | |
| ed. Duplexes | | | See NBMC 18.11 | 35' | 35' | Flood Zone: AE: 29' A01, A02 or A03: 31' | | 30' | | | | |
| 8. Maximum Building Height: (13) (continued) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| fe. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related) | | | | 35' | 35' | Flood Zone: AE: 29' A01, A02 or A03: 31' | | 30' | | | | |
| gf. Commercial Uses | | | | | 35' | 35' – 45' (123.be) | 35' | 35' (123.be) | 30' | 35' | 35' | |
| hg. Industrial Uses | | | | | 35' | 35' | | | | 35' | 35' | |
| ih. Public and Quasi-Public Uses | 35' | | 35' | 35' | 35' | 35' | 35' | 35' | 30' | 35' | 35' | 35' |
| ji. Utility Uses | 30' | | 30' | 30' | 30' | 30' | 35' | 30' | 30' | 35' | 35' | 30' |
| kj. Resource Uses | | | | | | | | | | 35' | 35' | 35' |
| 9. Maximum Building Cover: (percent of lot area or project depending on the zone) (134) | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Single-Family Dwellings (includes <u>designated manufactured/mobile</u> homes) | LDR-4 35%/40% sfd/sfd w/ADU | 35%/40% sfd/sfd w/ADU | See NBMC 18.11 | 35%/45% sfd/sfd w/ADU | 35%/45% sfd/sfd w/ADU | 35%/45% sfd/sfd w/ADU | | | Per underlying zone | | | |
| <u>b. Mobile/Manufactured Home Parks</u> | | | | | Ch. 16.12 NBMC | | | | | | | |
| eb. Cottages | See NBMC 18.11 | | See NBMC 18.11 | | | See NBMC 18.11 | | | | | | |
| dc. Duplexes | | | See NBMC 18.11 | 45% | 45% | 45% | | 45% | | | | |
| ed. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related) | | | | 60% | 60% | 60% | | 60% | | | | |
| fe. Commercial, Industrial, Public/Quasi-Public, Utility, Warehousing, Distribution and Resource Uses (j, k, l, m, n from No. 1) | | | | | | | | | 80% | | | |

| BULK AND DIMENSIONAL STANDARDS: | RESIDENTIAL DISTRICTS: | | | | COMMERCIAL DISTRICTS: | | | | | EMPLOYMENT PARK DISTRICTS: | | POSPF DIST.: |
|---|------------------------|-------------|----------------|-------------------------------------|-------------------------------------|--------------------------------------|-----------|-------------------------------------|---|-------------------------------------|-------------|--------------|
| | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| 10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain, see NBMC 14.12.070 for additional regulations. | | | | | | | | | | | | |
| a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks) | 65% | 55% | See NBMC 18.11 | 65% | 65% | 65% | | 65% | Per underlying zone | | | |
| b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related) | | | | 75% | 75% | 75% | | 75% | | | | |
| c. Commercial Uses | | | | | | | | | 55% with 10% bonus possible; see Ch. 18.34 NBMC | | | |
| d. Industrial Uses | | | | | | | | | 55% with 10% bonus possible; see Ch. 18.34 NBMC | | | |
| e. Other Uses (public and quasi-public, utilities, and resource uses (l, m, n from No. 1)) | 75% | | 75% | | | | | | 55% with 10% bonus possible; see Ch. 18.34 NBMC | | | |
| 11. Multifamily Maximum Building Size: | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| a. Multifamily Structures (excluding elderly homes, related assisted living, and mixed-use building containing a retail/office component) | | | | Not more than 10 units per MF bldg. | Not more than 10 units per MF bldg. | Not more than 120 units per MF bldg. | | Not more than 10 units per MF bldg. | | Not more than 10 units per MF bldg. | | |
| 12. Maximum Ground Floor Commercial Tenant Space: In all nonresidential zones, development shall comply with the standards set forth in Ch. 18.34 NBMC. | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |
| 13. Floor Area Ratio (156): In all zones, development shall comply with the standards set forth in Ch. 18.34 NBMC. | LDR | CLDR | CR | HDR | NB | DC | IC | IMU | USOD | EP-1 | EP-2 | POSPF |

ACRONYMS/SYMBOLS

| | |
|------------|---|
| FAR | floor area ratio |
| GFA | gross floor area |
| p.d.u. | per dwelling unit |
| s.f. | square feet |
| ' | feet |
| zero | (0') |
| blank cell | Use(s) are not allowed in zoning district, or there is no standard. |

GENERAL NOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

- A. Relation to Table 18.10.030. Uses listed in the table of bulk and dimensional standards parallel, in sequential order, the uses listed in Table 18.10.030, except that uses in the table of bulk and dimensional standards are often aggregated. Design guidelines (Chapter 18.34 NBMC) and performance standards (NBMC 18.10.050) must also be consulted.
- B. Application. Bulk and dimensional standards from Table 18.10.040 shall apply to principal and accessory structures. Additional standards for accessory uses and structures on residential sites are addressed in NBMC 18.10.041.

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

- (1) Minimum lot size is a measure of the total area within the boundary lines of a lot (gross lot area) including the area of an easement, any critical areas and their buffers. If there is a conflict between the minimum lot size and the permitted number of dwelling units per acre, the minimum lot size controls. Minimum lot size refers to the smallest legally established single parcel of land that is required to construct a structure in that zone. The minimum lot size does not correlate to the density.
- (2) The average lot size shall be 8,000 square feet, with a minimum lot size of 7,500 square feet. Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements, shall be met.
- (3) LDR Zone. Up to 25 percent of lots within a development may have a minimum front setback of 10 feet for homes with front loaded side-entry garages. For LDR and CLDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided.
- (4) There is no minimum lot size for multifamily residential structures. The lot area per dwelling unit provision controls minimum and maximum lot sizes.
- (5) Elderly Homes and Related Uses. Minimum lot area per dwelling unit required for complexes without individually self-sufficient living quarters is 700 square feet per unit. Minimum lot area per dwelling unit required for homes with individually self-sufficient living quarters is 1,000 square feet per unit.
- (6) Front yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into front yard areas not more than 30 inches. Porches may project into front yard areas not more than five feet. For corner lots fronting arterial or collector streets, front yard building facades shall be set back from the street per line-of-sight requirements for fences as set forth in Table 18.18.175 within the clear view triangle area for traffic safety.
- (7) For single-family detached dwellings in the LDR zoning district, cottages, duplexes, triplexes and fourplexes, garages or carports shall be set back a minimum of 20 feet from the property line to the face of the garage. Rear yard and alley access garages and/or carports are preferred. Garages or carports that gain access from an alley may be set back five feet from the alley property line to the face of the garage. See design guidelines, Chapter 18.34 NBMC. For other multifamily dwellings, parking areas, including but not limited to garages or carports, shall be located in rear yard areas; provided, that understory parking may be provided below units.
- (8) The 20-foot standard is for major utilities; there is no front yard setback requirement for minor utilities.
- (9) Side yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into side yards not more than 24 inches. Porches may project into side yard areas not more than two feet. For corner lots, side yard building facades shall be set back 10 feet from the street, or per line-of-sight requirements in Table 18.18.175, to provide the clear view triangle area for traffic safety as necessary.
- (10) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings. Side-yard setback and minimum lot width apply only to buildings as a whole, and not to lots created for zero-lot-line units constructed as a part of such buildings. Townhome is a Single-Family Attached Units in 1 building- zero lot line side yard setback permitted.
- (11) Rear yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into rear yards not more than 30 inches. Porches and decks may project into rear yard areas not more than 15 feet.
- (12) Building Height.

a. Chimneys may extend approximately six feet above the maximum height measurement; bell/clock towers or similar architectural design features may extend not more than 10 feet above the 35-foot maximum height requirement in the DC and IC zones; and in no case shall exceed 45 feet; church steeples are permitted up to 45 feet in applicable zoning districts. Rooftop mechanical equipment may extend six feet over the height limit on commercial and industrial buildings if it is set back at least 15 feet from the edge of a roof and covers not more than 10 percent of a roof area.

b. DC Zone. Maximum building height from Sydney Avenue North to Downing Avenue North, south of West Second Street (excluding the historic district) shall be 45 feet. Maximum building height, all other areas, shall be 35 feet.

(13) Maximum building coverage applies to principal and accessory structures on a site, including garages. It does not apply to driveways, parking lots/parking areas, decks/patios, or other nonstructural elements.

(14) Mixed Building Provision. In the case of mixed-use buildings (e.g., first floor commercial/second floor residential), standards of the first floor use shall apply except that the minimum lot size shall meet the requirements for upper floor dwellings.

(15) Floor area ratio is equal to the gross building floor area, divided by net on-site land area (square feet). For example, an FAR of 0.25 means a 2,500-square-foot building could be constructed on a lot with 10,000 square feet of net buildable area.

(16) Transfer of development rights (TDR) is defined and regulated by Chapter 18.36 NBMC.