EXHIBIT A

Section 17.08.105(E) “Lot layout and design” shall be amended as follows:

E. Subdivisions shall additionally meet the following lot size and width variation criteria:

1. Lot Width. No more than three adjacent residential lots shall have the same width. Variation shall be not less than ten feet.

2. Lot Size. SF lot sizes shall vary. Not more than three adjacent lots shall be of the same size (“same size” is defined as within 500 square feet in area relative to each other). (Ord. 1363 § 2, 2009).

Section 18.10.040 Table of bulk and dimensional standards shall be amended as follows:

To further implement purposes of the zoning title, and to further implement purposes of the respective zoning districts, bulk and dimensional standards are established for respective zoning districts, and in many cases for respective uses within said zoning districts. Bulk and dimensional standards are outlined in Table 18.10.040 and address the following criteria: (1) minimum lot size; (2) maximum lot size; (3) minimum lot width; (4) minimum front yard setback; (5) maximum front yard setback; (6) minimum side yard setback; (7) minimum rear yard setback; (8) maximum building height; (9) maximum building coverage; (10) maximum impervious surface coverage; (11) maximum building size; and (12) floor area ratio. An administrative adjustment to bulk and dimensional standards mechanism is provided, with application requirements, procedures and criteria established in Chapter 18.25 NBMC.

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
1. Minimum Lot Size (1):	**LDR** 4 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**
a. Single-Family Dwellings (includes manufactured/mobile homes) (2)	Average lot size: 8,000 sf; Minimum lot size: 7,500 sf (2)	6 – 10 DU/acre	4,000 sf	4,000 sf	4,000 sf			Average lot size: 6,500 sf; 5,000 sf minimum (2) 4 DU/acre gross			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				4 DU/acre gross; 5,000 sf			
c. Cottages (lot area per dwelling unit)	6 – 10 DU/acre	6 – 10 DU/acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre		6 – 10 DU/gross acre	6 DU/gross acre			
d. Duplexes (lot area per dwelling unit) (4)		3,000 sf	3,000 sf	3,000 sf	3,000 sf		2,000 sf				
e. Triplexes (lot area per dwelling unit) (4)		2,500 sf	2,500 sf	2,000 sf	2,000 sf		2,000 sf				
f. Fourplexes (lot area per dwelling unit) (4)		2,000 sf	2,000 sf	2,000 sf	2,000 sf		2,000 sf				
g. Other Multifamily Structures			2,000 sf	2,000 sf	2,000 sf		2,000 sf				

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
(lot area per dwelling unit required) (4)											
h. Elderly Homes and Related (5)			10,000 sf	10,000 sf	10,000 sf		10,000 sf	10,000 sf			
i. 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)	1,000 sf	1,000 sf	
1. Minimum Lot Size (1): (continued)	**LDR** 4 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**
j. Commercial Uses (see Table 18.10.030 – 2.00)								See NBMC 18.10.025 (B)(3)			
k. Industrial Uses (see Table 18.10.030 – 3.00)											
l. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00)								See NBMC 18.10.025 (B)(3)			
m. Utilities (see Table											

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
18.10.030 – 5.00)											
n. Resource Uses (see Table 18.10.030 – 6.00)											
2. Maximum Lot Size:	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured/mobile homes) – (Short plats are exempt)		6 DU/acre gross	9,000 sf	9,000 sf	9,000 sf			10,000 sf			
b. Cottages (lot area per dwelling unit)	10,000 sf	6 DU/acre gross						6 DU/acre gross			
c. Duplexes (lot area per dwelling unit)			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											

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
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:	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured/mobile homes)	60 --'	30'	40'	40'	40'			40'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages	30'	30'	30'	30'	30'		30'	30'			
d. Duplex (per dwelling unit)		30'	30'	30'	30'		30'				
e. Triplex, Fourplex and Other Multifamily Structures		50'	50'	50'	50'		50'				
f. 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'

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
4. Minimum Front Yard Setback: (6)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured homes) (3) (7) (18)	20 '	10'	10'	10'	10'			10'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages (7) 1) Setback may be reduced to 5 feet when fronting a common open space	10'	8'	10'	10'	10'		10'	10'			
d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space		10'	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'	10'						

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
f. Elderly Homes and Related (5)			10'	10'				10'			
g. Residential Front Entry Garage g.1) Minimum setback g.2) Minimum setback from main front building facade (3)	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'			g.1) 20' g.2) 5'			
4. Minimum Front Yard Setback: (6) (continued)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
h. Accessory Dwelling Units, Structures Uses	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	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'

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
5. Maximum Front Yard Setback: (6, 7)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured homes)	30'	30'	30'	25'	25'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	30'	30'	30'	30'	30'		30'	30'			
d. Duplexes		25'	25'	25'	25'		25'				
e. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)		25'	25'	25'	25'		25'				
f. Commercial Uses				15'				15'			
g. Industrial Uses											
h. Other (public/quasi-public, utility, and resource areas (l, m, n from No. 1))											
6. Minimum Side Yard	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
Setback: (9, 10)											
a. Single-Family Dwellings (includes manufactured/mobile homes)	5' one side; 15' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total		5' one side; 10' total	5' one side; 10' total			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages (11)	5'	5' one side; 10' total	5'	5'	5'		5'	5'			
6. Minimum Side Yard Setback: (continued)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
d. Duplexes (at exterior side walls) (11)		5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total		5' one side; 15' total				
e. Triplex, Fourplex, and Other Multifamily Structures (11)		10'	10'	10'	10'		10'				
f. Commercial Uses											
g. Industrial Uses									25'	25'	

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
h. Public and Quasi-Public Uses	10'	10'		10'							10'
i. Utility Uses	20'	20'	20'	15'	20'	15'	15'	15'	25'	25'	20'
j. Resource Uses									25'	25'	25'
7. Minimum Rear Yard Setback: (12)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured/mobile homes)	25'	10'	25'	25'	10'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	10'	10'	10'	10'	10'		10'	10'			
d. Duplexes		25'	25'	25'	10'		25'				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		30'	30'	30'	10'		30'				
f. Other (commercial, industrial, public/quasi-public, utility, and	20'	20'	20'	20'				20'			20'

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
resource uses (j, k, l, m, n from No. 1))											
8. Maximum Building Height: (13)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured/mobile homes)	35'	29'	35'	35'	35'			29'			
b. Single-Family Dwellings (includes manufactured/mobile homes) within the floodplain and on lots of widths 50 feet wide or less, measured at the front property line	29'	29'	NA	29'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
8. Maximum Building Height: (14) (continued)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
c. Mobile/Manufactured Home Parks	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
d. Cottages	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'	29'			
e. Duplexes		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
f. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
g. Commercial Uses				35'	35' – 45' (13.c)	35'	35' (13.c)	30'	35'	35'	
h. Industrial Uses				35'	35'				35'	35'	
i. Public and Quasi-Public Uses	35'	35'	35'	35'	35'	35'	35'	30'	35'	35'	35'
j. Utility Uses	30'	30'	30'	30'	30'	35'	30'	30'	35'	35'	30'

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
k. Resource Uses									35'	35'	35'
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (14)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family Dwellings (includes manufactured/mobile homes)	LDR-4 35%/40 % sfd/sfd w/ADU	60%	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU			LDR-4 40%/45% sfd/sfd w/ADU for lots 6,500 sf or less. Lots 6,500 sf or greater 35%/45% sfd/sfd w/ADU			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	45%	60%	45%	45%	45%		45%	45%			
d. Duplexes		45%	45%	45%	45%		45%				
e. Triplex, Fourplex, and Other		50%	60%	60%	60%		60%				

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
Multifamily Structures (including elderly homes and related)											
f. Commercial, industrial, public/quasi-public, utility, warehousing, distribution and resource uses (j, k, l, m, n from No. 1))								80%			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain see NBMC 14.12.020 for additional regulations.	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks)	65%	65%	65%	65%	65%		65%	65%			
b. Triplex, Fourplex, and Other Multifamily Structures		75%	75%	75%	75%		75%				

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
(including elderly homes and related)											
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) (continued)	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
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			

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
								NBMC			
11. Multifamily Maximum Building Size:	**LDR**	**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 10 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**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**
13. Floor Area Ratio (16): In all zones development shall comply with the standards set forth in Ch. 18.34 NBMC.	**LDR**	**CR**	**HDR**	**NB**	**DC**	**IC**	**IMU**	**USOD**	**EP-1**	**EP-2**	**POSPF**

ACRONYMS/SYMBOLS

FAR floor area ratio

ACRONYMS/SYMBOLS

gfa	gross floor area
p.d.u.	per dwelling unit
sf	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 horizontal 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) For LDR 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. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.

(4) There is no minimum lot size for multifamily residential structures. The lot area per dwelling unit provision controls minimum and maximum lot sizes.

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS :

(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, except in cottage residential where porches may project not more than three 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, 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) Side yard setbacks for cottages may be reduced to zero feet on one side lot line if the side yard on the opposite side is a minimum of 10 feet .

(11) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings.

(12) 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.

(13) Building Height.

a. Building height within 25 feet of a district having a lower height limit shall not exceed the median difference of the allowable height limits of the two districts.

b. 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;

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS :

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.

c. 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.

(14) 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. For cottage residential or other multifamily development the maximum building coverage and maximum impervious surface coverage applies to the project as a whole when areas held in common are proposed.

(15) 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.

(16) Floor area ratio is equal to the gross building floor area, divided by net on-site land area (square feet). For example a 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.

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

(18) LDR Zone. Up to 25% of lots within a development may have a front setback of 10 feet for homes with side-entry garages.