

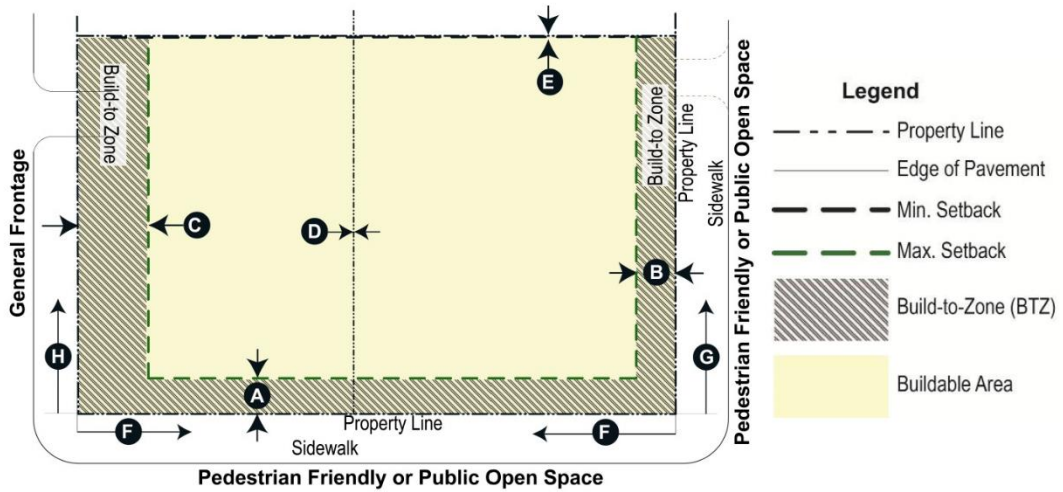
“Exhibit B”

4.5 Neighborhood Transition (NBT)

- a) **Illustrations and Intent:** The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown.

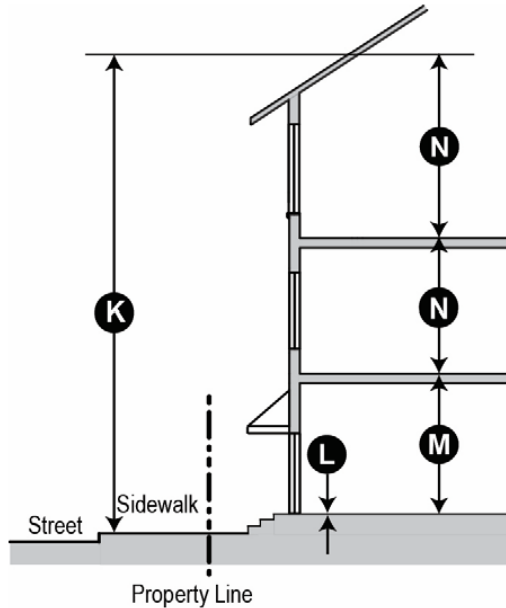
Development Standards within this DJDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur. In addition, the standards allow phasing of redevelopment and encourage the use of existing buildings, parking lots and utilities to the extent possible.

- b) **Building Placement:**



(i) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)		
Pedestrian-Friendly Frontage / Public Open Space	10' min. setback – 20' max. setback	A / B
General Frontage	10' min. setback – 30' max. setback	C
Side	10' min. setback; no max. setback	D
Rear	See Parking Standards Subsection 4.5 (e)	E
(ii) Building Frontage		
Pedestrian-Friendly Frontage	50% min.	F / G
General Frontage	30%	H

c) **Building Height:**



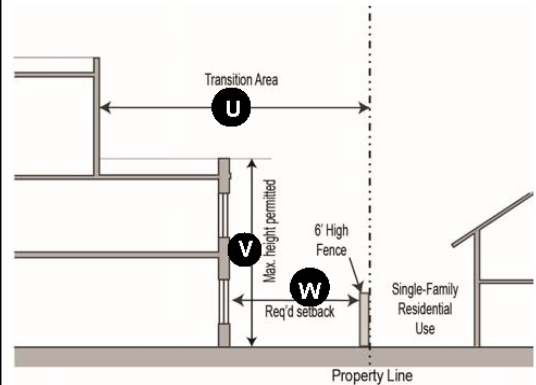
(i) Principal Building Standards		
Building height	<ul style="list-style-type: none"> 3 stories maximum by right * Transition requirement if adjacent to detached single-family zoned residential (Subsection 4.2 (e)) 	K
First floor to ceiling height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 10.5' min. for all frontages 	M
Ground floor finish level	<ul style="list-style-type: none"> Maximum 12" rise for commercial ground floor. 	L
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 9' min. 	N
(ii) Accessory Building Standards		
Accessory buildings shall meet the standards for Principal Building standards in the Neighborhood Transition Zone.		

d) **Residential Transition Standards:**

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached residentially zoned lots. This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and the existing single-family detached residential lot.

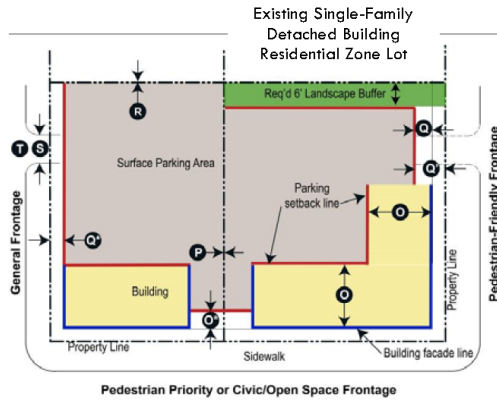
i.	Transition Area	30 feet min.	U
ii.	Max. Building Height at/within Transition Area	35 feet max.	V
iii.	Required setback	10 feet min.	W

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall be constructed of masonry or block. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to any single-family residential lot line. (see surface parking setbacks illustration; Subsection 4.5 (e) i)



e) **Parking & Service Access:**

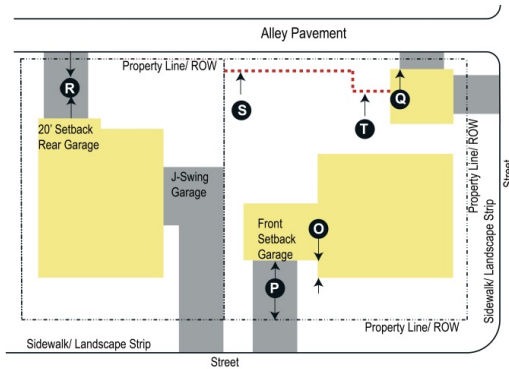
(i) Surface Parking Setbacks for Non-Residential



Standards for **S** and **T** in the illustrations above are referenced in standards for Driveways, Alleys and Service Access in Subsection 4.1 (c) iii.

Pedestrian Priority or Civic/Open Space Frontage	<ul style="list-style-type: none"> Shall be located behind the principal building along that street frontage; or Min. 3' behind the building façade line along that street 	O O*
Pedestrian-Friendly Frontage	<ul style="list-style-type: none"> Min. 3' behind the building façade line along that street or Min. 6' behind the property line along that street (if no buildings along the street frontage) 	Q Q'
General Frontage	<ul style="list-style-type: none"> Min. 3' behind the property line along that street 	Q*
Side	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residential zoned lot; 0' for all other adjacencies 	P
Rear	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residentially zoned lot; 0' for all other adjacencies 	R

(ii) Single-Family Residential Parking



Public Open Space Frontage	<ul style="list-style-type: none"> Min. 3' behind the building façade line along that street frontage; or Shall be located behind the principal building along that street frontage 	O P
General Frontage	<ul style="list-style-type: none"> Min. 6' behind the property line along that street; or At or behind the building façade line along that frontage 	O P
Side / Rear	<ul style="list-style-type: none"> 4' min; no parking permitted on driveway, OR 20' min; parking permitted on driveway On corner lots where alleys are not available or not feasible, rear garages may be entered from the side street. 	Q R
Alley Fence	<ul style="list-style-type: none"> 4' min from edge of typical pavement or 8' min from edge of typical paving where above ground franchise equipment exists 	S T