

**Table 10-4-2.2
NB Lot and Building Standards**

Residential District	Housing Type(s) ¹	Minimum Lot ²		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre ⁶
		Area	Width	Feet	Stories	Front	Corner	Side ³	Rear ⁴		
Graphic Legend:											
See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
Letters correspond to illustrations		A⁵	B	C	D	E	F	G			
ACR	Single-Family Detached	12.75 ac.	175'	30'	3.0	25'	50'	20'	50'	0.17	0.35
	Duplex	0.5 ac.	87.5'	30'	3.0	25'	50'	20'	50'		2.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	5'/10'	15'		4.00
LLR	Single-Family Detached	20,000 sf.	85'	30'	3.0	25'	10'	5'/10'	20'	0.33	4.85
	Duplex	10,000 sf.	42.5'	30'	3.0	25'	10'	5'/10'	20'		4.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	5'/10'	15'		8.00
MLR	Single-Family Detached	8,000 sf.	65'	30'	2.5	25'	10'	5'/10'	20'	0.40	5.00
	Duplex	4,000 sf.	32.5'	30'	2.5	25'	10'	5'/10'	20'		10.00
	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5'/10'	15'	0.60	16.00
	Townhome ⁷	1,500 sf.	26'	30'	2.5	25'	15'	5'/10'	20'	0.38	18.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	5'/10'	15'	0.60	22.00

SLR	Single-Family Detached	6,250 sf.	50'	30'	2.5	20'	10'	5'/10'	20'	0.45	6.25
	Single-Family Narrow Lot	3,500 sf.	40'	30'	2.5	15'	15'	3'/5'	15'		7.00
	Duplex or Twin Home	3,125 sf.	30.25'	30'	2.5	20'	10'	5'/10'	20'		12.50
	Duplex, Stacked	5,000 sf.	45'	30'	2.5	20'	40'	5'/10'	20'		
	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5'/10'	15'	0.60	16.00
	Townhome ⁷	1,500 sf.	26'	30'	2.5	25'	15'	5'/10'	20'	0.38	18.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	5'/10'	15'	0.60	22.00

Table Notes:

- Where permitted by Table 10-1-1.3.1, *Land Use Matrix, Accessory Dwelling Units (ADUs)* shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
- Minimum lot area is calculated on a per dwelling unit basis.
- Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
- A detached garage requires a minimum setback of five feet.
- Per Section 10-10-1.1, *Generally*, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
- Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.
- Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.
- Standards only apply to additions or expansions to existing single-family detached dwellings in pre-established neighborhoods within the MFR district.