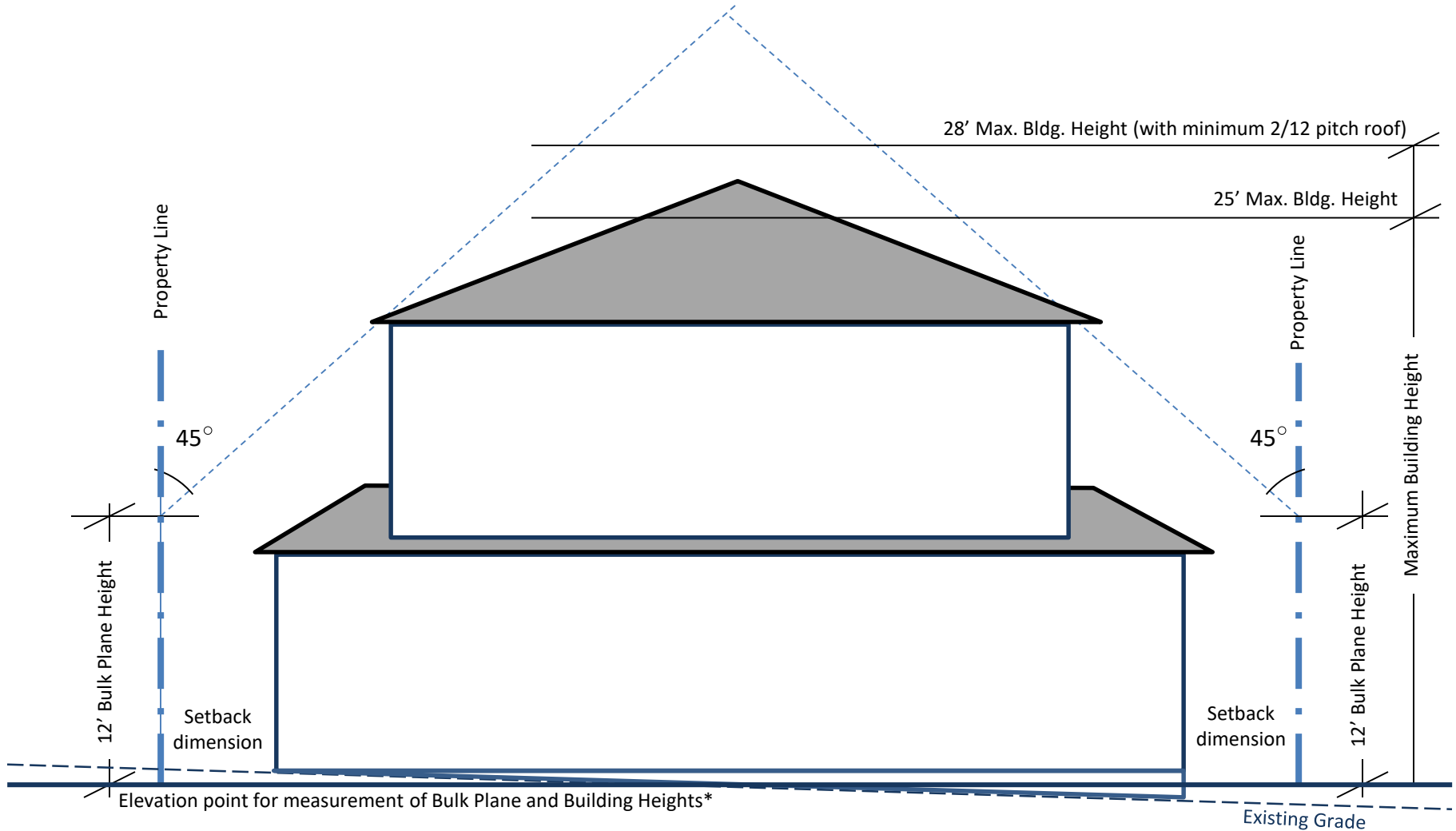


R1 and R2 Zone District Maximum Height and Bulk Plane Exhibit

12' Bulk Plane Height at *each* property line
25' Maximum Primary Building Height, or 28' Maximum Primary Building Height with minimum 2/12 pitch roof



*The *maximum building height and bulk plane* regulations establish a measurement (base line elevation) point to determine height as follows:

- 1) the level of the curb adjacent to the centerpoint of the front lot line; or
- 2) an average of the existing grade between the front and rear lot lines if the lot varies or exceeds a 3% grade change.

Drawing is not to scale and for illustrative purposes only