

EXHIBIT "C"

FLOOR AREA AND BULK MEASUREMENTS

- a. General: In measuring floor area of a dwelling unit, dimensions shall be taken from the outside face of framing or other primary wall members. Veneer facades shall be excluded from the calculation of floor area. Floor area shall include the sum of the gross horizontal surfaces of each floor of the structure, except as described in Section C below. Stairs shall be included in the calculation on only the floor in which the originate.
- b. Grade: Grade shall be as defined to be that of the existing ground condition prior to any disturbance.
- c. Architectural Projections: For purposes of calculating floor area, those areas falling beneath architectural projections (roof overhangs, eaves, canopies and similar solid objects) shall be exempt. Structures such as pools, tennis courts, spas, decks, patios, steps and terraces that are not covered by a roof or architectural projection from a building as discussed above, are also exempt from the calculation.
- c. Space Below Grade: Spaces below grade are exempt from floor area calculation provided that no more than ten (10) percent of any particular wall surface extends above grade. Garages can be incorporated into below grade space and shall not affect this exemption so long as the only sections of building so exposed are directly related to the garage structure.
- e. Garages and Carports: For the purpose of calculating floor area ratio and allowable floor area garages and carports shall be excluded up to a maximum area of twelve hundred (1200) square feet per principal dwelling unit, 500 square feet per caretaker unit, and 500 square feet per guest house; all garage or carport space in excess of these limitations shall be included as part of the residential floor area calculation.
- f. Crawl Space: Crawl spaces shall be exempt from the calculation of floor area, even if exposed above grade, so long as the height of the crawl space does not exceed five (5) feet six (6) inches.
- g. Attic Space: That portion of attic space that exceeds five (5) feet six (6) inches in height as measured between the finish floor and ceiling shall count as floor area.
- h. Residential Structure Building Height: Includes principal dwelling units, caretaker units, and guest houses. The maximum height of any residential distance, measured vertically, from grade, shall be thirty-three (33) feet. Chimneys, flues, vents, water towers, mechanical equipment, and solar equipment and other similar features shall not extend more than five feet above the maximum height limit.
- i. Accessory Buildings Building Heights: The maximum height of an accessory buildings (excluding barns/stables) shall be twenty-five (25) feet above grade. Accessory structures located within twenty feet of the principal structure shall also be considered principal structures for the purpose of calculating building height and may have a maximum height of up to thirty-three (33) feet above grade.