

Parcel Scenarios for the Rex & Butler Option- May 3, 2011
Proposed Single Family Development Standards: P/C Subcommittee Brainstorm Meeting #4

Parcels Under 3,000 Square Feet with Single Family Residences							
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size			
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)	
Min	Max			Min	Max	Min	Max
500	999	0	1	260	519	325	649
1,000	1,499	3	3	520	779	650	974
1,500	1,999	9	4	780	1,039	975	1,299
2,000	2,499	19	8	1,040	1,299	1,300	1,624
2,500	2,999	15	9	1,300	1,559	1,625	1,949

Parcels 3,000 to 4,999 square feet with Single Family Residences													
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Square Footage Remaining for Additional Units	
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)							
Min	Max			Min	Max	Min	Max	Min	Max	R-2-2.5	R-3	Min	Max
3,000	3,499	55	23	1,560	1,819	1,950	2,274	1,350	1,575	20	9	600	700
3,500	3,999	24	12	1,820	2,079	2,275	2,599	1,575	1,800	6	4	700	800
4,000	4,499	21	8	2,080	2,339	2,600	2,924	1,800	2,025	6	4	800	900
4,500	4,999	12	6	2,340	2,599	2,925	3,249	2,025	2,250	3	3	900	1,000

Parcels 5,000 to 7,999 square feet with Single Family Residences													
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Square Footage Remaining for Additional Units	
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)							
Min	Max			Min	Max	Min	Max	Min	Max	R-2-2.5	R-3	Min	Max
5,000	5,499	2	5	2,600	2,859	3,250	3,574	2,250	2,475	7	1	1,000	1,100
5,500	5,999	13	3	2,860	3,119	3,575	3,899	2,475	2,700	3	1	1,100	1,200
6,000	6,499	29	6	3,120	3,379	3,900	4,224	2,700	2,925	1	2	1,200	1,300
6,500	6,999	13	4	3,380	3,639	4,225	4,549	2,925	3,150	3	2	1,300	1,400
7,000	7,499	8	3	3,640	3,899	4,550	4,874	3,150	3,375	1	2	1,400	1,500
7,500	7,999	3	2	3,900	4,159	4,875	5,199	3,375	3,600	0	1	1,500	1,600

Parcels 5,000 to 7,999 square feet with Single Family Residences													
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Square Footage Remaining for Additional Units	
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)							
Min	Max			Min	Max	Min	Max	Min	Max	R-2-2.5	R-3	Min	Max
5,000	5,499	2	5	2,600	2,859	3,250	3,574	2,250	2,475	7	1	1,000	1,100
5,500	5,999	13	3	2,860	3,119	3,575	3,899	2,475	2,700	3	1	1,100	1,200
6,000	6,499	29	6	3,120	3,379	3,900	4,224	2,700	2,925	1	2	1,200	1,300
6,500	6,999	13	4	3,380	3,639	4,225	4,549	2,925	3,150	3	2	1,300	1,400
7,000	7,499	8	3	3,640	3,899	4,550	4,874	3,150	3,375	1	2	1,400	1,500
7,500	7,999	3	2	3,900	4,159	4,875	5,199	3,375	3,600	0	1	1,500	1,600

Parcels 8,000 to 9,999 square feet with Single Family Residences													
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Square Footage Remaining for Additional Units	
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)							
Min	Max			Min	Max	Min	Max	Min	Max	R-2-2.5	R-3	Min	Max
8,000	8,499	4	2	4,160	4,419	5,200	5,524	3,200	3,400	1	1	2,000	2,125
8,500	8,999	5	2	4,420	4,679	5,525	5,849	3,400	3,600	0	0	2,125	2,250
9,000	9,499	4	0	4,680	4,939	5,850	6,174	3,600	3,800	0	0	2,250	2,375
9,500	9,999	2	1	4,940	5,199	6,175	6,499	3,800	4,000	0	0	2,375	2,500

Parcels over 10,000 square feet with Single Family Residences													
Lot Size Range		Number of Affected R-2-2.5 Lots	Number of Affected R-3 Lots	Current Maximum Residence Size				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Square Footage Remaining for Additional Units	
				Without Heightened Design Review (80% of 65% Parcel Area Max)		With Heightened Design Review (65% of Parcel Area Max)							
Min	Max			Min	Max	Min	Max	Min	Max	R-2-2.5	R-3	Min	Max
10,000	33,300	4	6	5,200	17,316	6,500	21,645	3,500	11,655	1	0	3,000	9,990