

Parcel Scenarios for the Modified Rex & Butler Option- July 28, 2011

Proposed Single Family Development Standards: P/C Subcommittee Brainstorm Meeting #5

Parcels under 3,000 sq.ft. are exempt from Zoning Amendment

R-2-2.5 and R-3 Districts Parcels:

- 3,000- < 5,000 sq.ft. must comply with R-1-6 FAR standards (0.45 FAR) when only one unit provided.

Parcels in the R-2-2.5 Zoning District:

- 5,000 to < 9,000 sf limited to R-1-6 standard (0.45 FAR) when only one unit provided.
- 9,000+ sf limited to R-1-8 standard (0.40 FAR) when only one unit provided.

Parcels in the R-3 Zoning District:

- 5,000 to < 7,000 sf limited to R-1-6 standard (0.45 FAR) when only one unit provided.
- 7,000+ sf limited to R-1-8 standard (0.40 FAR) when only one unit provided.

Parcels Under 3,000 Square Feet with Single Family Residences																				
Lot Size Range (Square Feet)		Number of Lots Affected		Current Maximum Residence Size								With Ordinance Change Max Residence Size								
				Without Heightened Design				With Heightened Design				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				
				R-2-2.5: up to 80% of 65% Parcel Area Max		R-3: up to 80% of 80% Parcel Area Max		R-2-2.5: up to 65% Parcel Area Max		R-3: up to 80% Parcel Area Max										
Min	Max	R-2-2.5	R-3	R-2-2.5		R-3		R-2-2.5		R-3		Min	Max	R-2-2.5	R-3	R-2-2.5	R-3	Min	Max	
500	999	0	1	260	519	320	639	325	649	400	799									
1,000	1,499	3	3	480	779	640	959	650	974	800	1,199									
1,500	1,999	9	4	780	1,039	960	1,279	975	1,299	1,200	1,599									
2,000	2,499	19	8	1,040	1,299	1,280	1,599	1,300	1,624	1,600	1,999									
2,500	2,999	15	9	1,300	1,559	1,600	1,919	1,625	1,949	2,000	2,399									

Parcels 3,000 to 4,999 square feet with Single Family Residences																			
Lot Size Range		Number of Lots Affected		Current Maximum Residence Size								With Ordinance Change Max Residence Size							
				Without Heightened Design				With Heightened Design				With Ordinance Change Maximum Residence Size (45% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Amount of Square Footage Remaining for Additional Units			
				R-2-2.5: up to 80% of 65% Parcel Area Max		R-3: up to 80% of 80% Parcel Area Max		R-2-2.5: up to 65% Parcel Area Max		R-3: up to 80% Parcel Area Max									
Min	Max	R-2-2.5	R-3	R-2-2.5		R-3		R-2-2.5		R-3		Min	Max	R-2-2.5	R-3	R-2-2.5	R-3	Min	Max
3,000	3,499	55	23	1,560	1,819	1,920	2,239	1,950	2,274	2,400	2,799	1,350	1,575	20	9	600	700	1,050	1,225
3,500	3,999	24	12	1,820	2,079	2,240	2,559	2,275	2,599	2,800	3,199	1,575	1,800	6	4	700	800	1,225	1,400
4,000	4,499	21	8	2,080	2,339	2,560	2,879	2,600	2,924	3,200	3,599	1,800	2,025	6	4	800	900	1,400	1,575
4,500	4,999	12	6	2,340	2,599	2,880	3,199	2,925	3,249	3,600	3,999	2,025	2,250	3	3	900	1,000	1,575	1,750

Parcels 5,000+ square feet with Single Family Residences																			
Lot Size Range		Number of Lots Affected		Current Maximum Residence Size								With Ordinance Change Max Residence Size							
				Without Heightened Design				With Heightened Design				With Ordinance Change Maximum Residence Size (45%-40% of Parcel Area Max)		Number of Lots Made Non-Conforming (with respect to Floor Area)		Amount of Square Footage Remaining for Additional Units			
				R-2-2.5: up to 80% of 65% Parcel Area Max		R-3: up to 80% of 80% Parcel Area Max		R-2-2.5: up to 65% Parcel Area Max		R-3: up to 80% Parcel Area Max									
Min	Max	R-2-2.5	R-3	R-2-2.5		R-3		R-2-2.5		R-3		Min	Max	R-2-2.5	R-3	R-2-2.5	R-3	Min	Max
5,000	5,499	21	5	2,600	2,859	3,200	3,519	3,250	3,574	4,000	4,399	2,250	2,475	7	1	1,000	1,100	1,750	1,925
5,500	5,999	13	3	2,860	3,119	3,520	3,839	3,575	3,899	4,400	4,799	2,475	2,700	3	1	1,100	1,200	1,925	2,100
6,000	6,499	29	6	3,120	3,379	3,840	4,159	3,900	4,224	4,800	5,199	2,700	2,925	1	2	1,200	1,300	2,100	2,275
6,500	6,999	13	4	3,380	3,639	4,160	4,479	4,225	4,549	5,200	5,599	2,925	3,150	3	2	1,300	1,400	2,275	2,450
7,000	7,499	8	3	3,640	3,899	4,480	4,799	4,550	4,874	5,600	5,999	3,150	3,000	1	2	1,400	1,875	2,450	3,000
7,500	7,999	3	2	3,900	4,159	4,800	5,119	4,875	5,199	6,000	6,399	3,375	3,200	0	2	1,500	2,000	2,625	3,200
8,000	8,499	4	2	4,160	4,419	5,120	5,439	5,200	5,524	6,400	6,799	3,600	3,400	0	1	1,600	2,125	2,800	3,400
8,500	8,999	5	2	4,420	4,679	5,440	5,759	5,525	5,849	6,800	7,199	3,825	3,600	0	1	1,700	2,250	2,975	3,600
9,000	9,499	4	0	4,680	4,939	5,760	6,079	5,850	6,174	7,200	7,599	3,600	3,800	0	0	2,250	2,375	3,600	3,800
9,500	9,999	2	1	4,940	5,199	6,080	6,399	6,175	6,499	7,600	7,999	3,800	4,000	0	0	2,375	2,500	3,800	4,000
10,000	33,300	4	6	5,200	17,316	6,400	21,312	6,500	21,645	8,000	26,640	4,000	13,320	1	0	2,500	8,325	4,000	13,320

