Parcel Scenarios for the Modified Rex & Butler Option- August 15, 2011

Proposed Single Family Development Standards: P/C Subcommittee Brainstorm Meeting #6: Floor Area Impacts

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 (for discussion)

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:

- \bullet 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.

						Pa	rcels Ur	nder 3,00	00 Squa	re Feet	with Sin	gle Family Res	idences							
					С	urrent N	<i>l</i> aximur	n Resid	ence Siz	ze		With Ordinance Change Max Residence Size								
				Without Heightened Design				With Heightened Design				With Ordina	Number of							
Lot Size Range (Square Feet)		Number of Lots Affected		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		Maximum Re (45% of Parc	Lots Made Non-Conforming (with respect to Floor Area)	Square Footage Remaining for Additional Units						
					Min		Max	Min Max Min		Max			7 6 7	Min	Max	Min	Max			
		R-2-	R-3	R-2-2.5		R	-3	R-2	-2.5	R	-3	Min Max		R-2- R-3	R-2	-2.5	R	-3		
Min	Max	2.5	11-5	Min	Max	Min	Max	Min	Max	Min	Max			2.5	Min	Max	Min	Max		
500	999	0	1	260	519	320	639	325	649	400	799			No Change No Change						
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	No Change								
2,000	2,499	19	8	1,040	1,299	1,280	1,599	1,300	1,624	1,600	1,999	No Change								
2,500	2,999	15	9	1,300	1,559	1,600	1,919	1,625	1,949	2,000	2,399	No Change								

	Parcels 3,000 to 4,999 square feet with Single Family Residences																			
					(Current N	/laximun	n Reside	nce Size	е		With Ordinance Change Max Residence Size								
		Number of Lots Affected		Without Heightened Design				With Heightened Design				With Ordina	Num	ber of						
												Maximum Re	sidence Size	Lots	Made					
Lot Size				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		(45% of Parc	forr (w resp	Con- ning vith ect to oor ea)	Amount of Square Remaining for A Units		or Addit			
		R-2- _D		R-2	-2.5	R-3		R-2	-2.5	R-3		Min	Mov	R-2-	R-3	R-2	-2.5	R	-3	
Min	Max	2.5	R-3	Min	Max	Min	Max	Min	Max	Min	Max	IVIII	Max	2.5	K-3	Min	Max	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	2,274	1,050	2,799	
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	2,599	1,225	3,199	
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	2,924	1,400	3,599	
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	3,249	1,575	3,999	

	Parcels 5,000+ square feet with Single Family Residences																						
				Current Maximum Residence Size									With Ordinance Change Max Residence Size										
		Number of		Witho	ut Heigh	tened D	esign	With Heightened Design				With Ordinance Change					ber of						
												Maximum Residence Size				Lots	Made						
				R-2-2.5: up to		D 21 112 40						`	6-40% of			Non-	Non-Con-		Amount of Square Footoge				
Lot Size	Range	Lot	ts		•	R-3: up to		R-2-2.5: up to		R-3: up to 80%		Max, depending on Zoning				forn	ning	Amount of Square Footage					
		Affected		80% of 65% Parcel Area		80% of 80% Parcel Area		65% Parcel		Parcel Area		District)				(w	/ith	Remaining for Addition			lionai		
				Max		Max		Area Max)		Max						resp	ect to	Offics					
						IVIAX										Flo	oor						
															Ar	ea)							
	Max	R-2- 2.5 R-3	R-2-2.5		R-3		R-2	-2.5 R-3		-3	R-2	2-2.5	F	₹-3	R-2-		R-2	-2.5	R	2-3			
Min			R-3	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	2.5	R-3	Min	Max	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	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	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	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	2,925	3,150	3	2	1,300	1,400	2,275			
7,000	7,499	8	3	3,640	3,899	4,480	4,799	4,550	4,874	5,600	5,999	3,150	3,375	2,800	3,000	1	2	1,400	1,500	2,450	2,625		
7,500	7,999	3	2	3,900	4,159	4,800	5,119	4,875	5,199	6,000	6,399	3,375	3,600	3,000	3,200	0	2	1,500	1,600	2,625	2,800		
8,000	8,499	4	2	4,160	4,419	5,120	5,439	5,200	5,524	6,400	6,799	3,600	3,825	3,200	3,400	0	1	1,600	1,700	2,800	2,975		
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	3,400	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	3,600	3,800	0	0	2,250	2,375	3,600	3,800		
9,500	9,999	2		4,940	5,199	6,080	6,399	6,175	6,499	7,600	7,999	3,800	4,000	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	4,000	13,320	1	0	2,500	8,325	4,000	13,320		

 $I:\CDD\PROJECTS-NON-ADDRESS\ZOA\2010\10-355-SFRs\ in\ R2\ and\ R3\ limpacts\ to\ lots.xlsx$

