

Minimum Frontage

1st Draft District	The Real World Deciles <i>We'd have X% conforming if the minimum was set at __</i>	Current Ordinance Rules and conformance estimate	First Draft Front Setback & conformance	Proposed Adjustments Frontage @ 80% conformance
R1 3688 lots	10% conforming - 164.63 ft 20% conforming - 140.84 ft 30% conforming - 126.49 ft 40% conforming - 116.40 ft 50% conforming - 107.69 ft 60% conforming - 101.38 ft 70% conforming - 97.81 ft 80% conforming - 88.87 ft 90% conforming - 75.78 ft <i>(range 0-794.01 ft)</i>	SR1 old = 100 ft SR1 new = 140 ft Between 20-60% conformance	80 ft min. frontage ~85% conformance	80 ft min frontage ~85% conformance
R2 12455 lots	10% conforming - 110.34 ft 20% conforming - 98.72 ft 30% conforming - 90.09 ft 40% conforming - 83.43 ft 50% conforming - 79.31 ft 60% conforming - 74.45 ft 70% conforming - 69.56 ft 80% conforming - 61.73 ft 90% conforming - 51.92 ft <i>(range 0-835.43 ft)</i>	SR2 old = 80 ft SR2 new = 100 ft SR3 old = 70 ft SR3 new = 80 ft Between 15-55% conformance	60 ft min. frontage ~82% conformance	60 ft min. frontage ~82% conformance
R3 6189 lots	10% conforming - 102.93 ft 20% conforming - 89.5 ft 30% conforming - 79.99 ft 40% conforming - 72.94 ft 50% conforming - 66.9 ft 60% conforming - 61.03 ft 70% conforming - 55.86 ft 80% conforming - 50.3 ft 90% conforming - 42.77 ft <i>(range 0-555.36 ft)</i>	MR1 old = 70 ft MR1 new = 80 ft MR2 old = 70 ft MR2 new = 80 ft Between 30-45% conformance	40 ft min. frontage ~95% conformance	50 ft min. frontage 80% conformance
N 469 lots	10% conforming - 171.18 ft 20% conforming - 124.26 ft 30% conforming - 99.58 ft 40% conforming - 87.67 ft 50% conforming - 76.72 ft 60% conforming - 68.03 ft 70% conforming - 60.88 ft 80% conforming - 51.53 ft 90% conforming - 35.62 ft <i>(range 0-387.47 ft)</i>	MR2 old = 70 ft MR2 new = 80 ft BU2 = no min. Between 45-55% conformance	30 ft min. frontage ~95% conformance	50 ft. min. frontage 80% conformance

Minimum Front Setback

1st Draft District	The Real World Deciles <i>We'd have X% conforming if the minimum was set at ___</i>	Current Ordinance Rules and conformance estimate	First Draft Front Setback & conformance	Proposed Adjustments Front Setback @ 85% conformance
R1 3688 lots	10% conforming - 65.60 ft 20% conforming - 50.26 ft 30% conforming - 43.46 ft 40% conforming - 39.50 ft 50% conforming - 35.76 ft 60% conforming - 32.84 ft 70% conforming - 30.27 ft 80% conforming - 27.51 ft 90% conforming - 22.93 ft <i>(range 0 - 409.95 ft)</i>	SR1 old = 25 ft SR1 new = 40 ft Between 27-85% conformance	20 ft min. front setback ~95% conformance	25 ft min. front setback ~85% conformance
R2 12455 lots	10% conforming - 39.71 ft 20% conforming - 33.98 ft 30% conforming - 31.08 ft 40% conforming - 29.04 ft 50% conforming - 27.42 ft 60% conforming - 25.90 ft 70% conforming - 24.25 ft 80% conforming - 21.46 ft 90% conforming - 14.98 ft <i>(range 0 - 548.61 ft)</i>	SR2 old = 25 ft SR2 new = 30 ft SR3 old = 25 ft SR3 new = 30 ft Between 35-60% conformance	10 ft min. front setback ~95% conformance	20 ft min. front setback ~82% conformance
R3 6189 lots	10% conforming - 37.74 ft 20% conforming - 30.77 ft 30% conforming - 27.23 ft 40% conforming - 24.39 ft 50% conforming - 21.61 ft 60% conforming - 18.45 ft 70% conforming - 15.47 ft 80% conforming - 11.88 ft 90% conforming - 6.50 ft <i>(range 0 -197.22 ft)</i>	MR1 old = 30 ft MR1 new = 25 ft MR2 old = 25 ft MR2 new = 25 ft Between 20-37% conformance	5 ft min. front setback ~95% conformance	10 ft min. front setback ~85% conformance
N 469 lots	10% conforming - 40.70 ft 20% conforming - 29.21 ft 30% conforming - 24.44 ft 40% conforming - 20.26 ft 50% conforming - 16.37 ft 60% conforming - 13.12 ft 70% conforming - 9.24 ft 80% conforming - 5.00 ft 90% conforming - 0 ft <i>(range 0 - 166.01 ft)</i>	MR2 old = 25 ft MR2 new = 25 ft BU2 = Lesser of ½ bldg. height or average neighboring lots ~30% conforming	0 ft min. front setback 100% conformance	5 ft min. front setback ~80% conformance

Minimum Side Setbacks

1st Draft District	The Real World Deciles <i>We'd have X% conforming if the minimum was set at ___</i>	Current Ordinance Rules and conformance estimate	First Draft Side Setback & conformance	Proposed Adjustments Side Setback @ 30% conformance
R1 3688 lots	10% conforming - 33.16 ft 20% conforming - 24.55 ft 30% conforming - 20.33 ft 40% conforming - 17.43 ft 50% conforming - 15.03 ft 60% conforming - 12.92 ft 70% conforming - 10.7 ft 80% conforming - 8.35 ft 90% conforming - 4.75 ft <i>(range 0 – 330.9 ft)</i>	SR1 old = 12.5 ft SR1 new = 20 ft Between 30-60% conformance	15 ft min. side setback 50% conformance	20 ft min. side setback 30% conformance
R2 12455 lots	10% conforming - 19.61 ft 20% conforming - 15.25 ft 30% conforming - 12.7 ft 40% conforming - 10.88 ft 50% conforming - 9.58 ft 60% conforming - 8.42 ft 70% conforming - 7.34 ft 80% conforming - 6.10 ft 90% conforming - 4.35 ft <i>(range 0 – 312.41 ft)</i>	SR2 old = 7.5 ft SR2 new = 15 ft SR3 old = 7.5 ft SR3 new = 10 ft Between 20-70% conformance	10 ft min. side setback 40% conformance	12.5 ft min. side setback 30% conformance
R3 6189 lots	10% conforming - 18.34 ft 20% conforming - 13.58 ft 30% conforming - 11.0 ft 40% conforming - 9.43 ft 50% conforming - 8.14 ft 60% conforming - 6.99 ft 70% conforming - 5.74 ft 80% conforming - 4.19 ft 90% conforming - 2.12 ft <i>(range 0 -111.92 ft)</i>	MR1 old = 7.5 MR1 new = 10 ft MR2 old = 7.5 MR2 new = 10 ft Between 35-55% conformance	7.5 ft min. side setback ~55% conformance	10 ft min. side setback ~35% conformance
N 469 lots	10% conforming - 23.05 ft 20% conforming - 15.76 ft 30% conforming - 11.34 ft 40% conforming - 8.64 ft 50% conforming - 6.85 ft 60% conforming - 4.96 ft 70% conforming - 2.6 ft 80% conforming - 0.00 ft <i>(range 0 -128.54 ft)</i>	MR2 old = 7.5 ft MR2 new = 10 ft BU2 = ½ bldg. height or equal to abutting side yard setback; if abutting residential, greater of ½ bldg. height or 15 ft Up to 45% conformance	7.5 ft min. side setback ~45% conformance	10 ft min. side setback ~35% conformance

Minimum Rear Setbacks

1 st Draft District	The Real World Deciles <i>We'd have X% conforming if the minimum was set at __</i>	Current Ordinance Rules and conformance estimate	October Draft Rear Setback & conformance	Proposed Adjustments Rear Setback @ 60% conformance
R1 3688 lots	10% conforming - 99.0 ft 20% conforming - 78.21 ft 30% conforming - 66.12 ft 40% conforming - 56.99 ft 50% conforming - 48.26 ft 60% conforming - 40.8 ft 70% conforming - 31.45 ft 80% conforming - 20.9 ft 90% conforming - 0 ft <i>(range 0 -765.31 ft)</i>	SR1 old = 25 ft SR1 new = 25 ft ~75% conformance	30 ft min. rear setback ~70% conformance	40 ft min. rear setback 60% conformance
R2 12455 lots	10% conforming - 75.91 ft 20% conforming - 58.61 ft 30% conforming - 48.9 ft 40% conforming - 41.97 ft 50% conforming - 36.15 ft 60% conforming - 30.62 ft 70% conforming - 24.18 ft 80% conforming - 16.23 ft 90% conforming - 0 ft <i>(range 0 – 510.01 ft)</i>	R2 old = 15 ft SR2 new = 15 ft SR3 old = 15 ft SR3 new = 15 ft ~82% conformance	20 ft min. rear setback ~75% conformance	30 ft min. rear setback 60% conformance
R3 6189 lots	10% conforming - 69.81 ft 20% conforming - 51.8 ft 30% conforming - 42.33 ft 40% conforming - 34.85 ft 50% conforming - 27.86 ft 60% conforming - 21.95 ft 70% conforming - 15.52 ft 80% conforming - 9.08 ft 90% conforming - 0 ft <i>(range 0 – 254.23 ft)</i>	MR1 old = 15 ft MR1 new = 15 ft MR2 old = 15 ft MR2 new = 15 ft ~70% conformance	15 ft min. rear setback ~70% conformance	20 ft min. rear setback ~62% conformance
N 469 lots	10% conforming - 74.55 ft 20% conforming - 53.78 ft 30% conforming - 42.43 ft 40% conforming - 32.61 ft 50% conforming - 23.11 ft 60% conforming - 17.28 ft 70% conforming - 11.47 ft 80% conforming - 3.88 ft 90% conforming - 0 ft <i>(range 0 – 335.96 ft)</i>	MR2 old = 15 ft MR2 new = 15 ft BU2 = 0 ft or abutting residential/ public use district (greater of ½ bldg. height or 15') ~65% conforming	15 ft min. rear setback ~65% conformance	20 ft min. rear setback ~55% conformance

Maximum Lot Coverage

1 st Draft District	The Real World Deciles <i>We'd have X% conforming if the maximum was set at ___</i>	Current Ordinance Rules & conformance estimate <i>Closest translation to current ordinance is the inverse of "useable open space"</i>	First Draft Front Setback & conformance	Proposed Adjustments <i>Lot Coverage @ 60% conformance</i>
R1 3688 lots	10% conforming - 8% 20% conforming - 12% 30% conforming - 15% 40% conforming - 18% 50% conforming - 21% 60% conforming - 24% 70% conforming - 27% 80% conforming - 32% 90% conforming - 39% <i>(range 0-100%)</i>	SR1 old = 35% SR1 new = 30% <i>*decks, patios, pools, tennis courts, etc. are allowed within the stated percentage</i>	30% max. lot coverage 75% conformance <i>*decks, patios, pools, tennis courts, etc. are NOT allowed within the stated percentage</i>	25% max. lot coverage 60% conformance
R2 12455 lots	10% conforming - 12% 20% conforming - 17% 30% conforming - 21% 40% conforming - 24% 50% conforming - 27% 60% conforming - 31% 70% conforming - 35% 80% conforming - 41% 90% conforming - 49% <i>(range 0-100%)</i>	SR2 old = 50% SR2 new = 35% SR3 old = 50% SR3 new = 50% <i>*decks, patios, pools, tennis courts, etc. are allowed within the stated percentage</i>	35% max. lot coverage 70% conformance	30% max. lot coverage 60% conformance
R3 6189 lots	10% conforming - 18% 20% conforming - 25% 30% conforming - 31% 40% conforming - 36% 50% conforming - 41% 60% conforming - 47% 70% conforming - 53% 80% conforming - 61% 90% conforming - 72% <i>(range 0-100%)</i>	MR1 old = 50% MR1 new = 50% MR2 old = 50% MR2 new = 50% <i>*decks, patios, pools, tennis courts, etc. are allowed within the stated percentage</i>	60% max. lot coverage 80% conformance	50% max. lot coverage ~65% conformance
N 469 lots	10% conforming - 27% 20% conforming - 40% 30% conforming - 52% 40% conforming - 60% 50% conforming - 68% 60% conforming - 76% 70% conforming - 84% 80% conforming - 91% 90% conforming - 98% <i>(range 0-100%)</i>	MR2 old = 50% MR2 new = 50% BU2 = no max. <i>*decks, patios, pools, tennis courts, etc. are allowed within the stated percentage</i>	65% max. lot coverage 45% conformance	Recommended: 70% lot coverage (~52% conformance)

Minimum Lot Size

1st Draft District	The Real World Deciles <i>We'd have X% conforming if the minimum was set at __</i>	Current Ordinance Rules and conformance estimate	First Draft Effective Min. Lot Sizes	Proposed Adjustments Effective Min. Lot Sizes
R1 3688 lots	10% conforming - 32,241 sf 20% conforming - 24,989 sf 30% conforming - 20,435 sf 40% conforming - 17,384 sf 50% conforming - 15,763 sf 60% conforming - 14,935 sf 70% conforming - 13,276 sf 80% conforming - 11,751 sf 90% conforming - 10,021 sf <i>(range 0 -602,770 sf)</i>	SR1 old: 15,000 sf SR1 new: 25,000 sf Between 20-50% conforming	Smallest lot expected through by right project: 6,800 sf <i>Tiny house lot: 5,200 sf</i>	Smallest lot expected through by right project: 7,600 sf <i>Tiny house lot: 6,400 sf</i>
R2 12455 lots	10% conforming - 15,030 sf 20% conforming - 12,277 sf 30% conforming - 10,842 sf 40% conforming - 10,013 sf 50% conforming - 9,086 sf 60% conforming - 8,157 sf 70% conforming - 7,448 sf 80% conforming - 6,760 sf 90% conforming - 5,562 sf <i>(range 0-1,570,112 sf)</i>	SR2 old: 10,000 sf SR2 new: 15,000 sf SR3 old: 7,000 sf SR3 new: 10,000 sf Between 30-60% conforming	Smallest lot expected through by right project: 5,500 sf <i>Tiny house lot: 2,700 sf</i>	Smallest lot expected through by right project: 5,300 sf <i>Tiny house lot: 3,900 sf</i>
R3 6189 lots	10% conforming - 13,640 sf 20% conforming - 10,701 sf 30% conforming - 9,331 sf 40% conforming - 8,147 sf 50% conforming - 7,260 sf 60% conforming - 6,551 sf 70% conforming - 5,777 sf 80% conforming - 5,022 sf 90% conforming - 3,978 sf <i>(range 0-124,487 sf)</i>	MR1 old: 7,000 sf MR1 new: 10,000sf MR2 old: 7,000 sf MR2 new: 10,000sf Between 20-50% conforming	Smallest lot expected through by right project: 3,200 sf <i>Tiny house lot: 1,400 sf</i>	Smallest lot expected through by right project: 3,500 sf <i>Tiny house lot: 2,250 sf</i>
N 469 lots	10% conforming - 30,690 sf 20% conforming - 17,105 sf 30% conforming - 12,672 sf 40% conforming - 10,083 sf 50% conforming - 8,514 sf 60% conforming - 7,229 sf 70% conforming - 6,351 sf 80% conforming - 4,913 sf 90% conforming - 3,624 sf <i>(range 0-262,079 sf)</i>	MR3 old:7,000 sf MR3 new: 10,000sf BU2: 10,000 sf Between 40-60% conforming	Smallest lot expected through by right project: 3,450 sf <i>Tiny house lot: 900 sf</i>	Smallest lot expected through by right project: 3,250 sf <i>Tiny house lot: 2,000 sf</i>