RSL UPDATE

Lot Coverage 50%
Max Density 1 unit per 2000 sf of lot area
Floor Area Ratio (FAR) Max .75
Height Limit 30'
Setbacks
Front 10'
Rear 10'
Sides 5'
Parking 1 per unit, no min. in Urban Villages

EXISTING RSL
PERFORMANCE HOUSING
High Market Area (7%) .35 = 1 unit
Medium Market Area (6%) .30 = 1 unit
Low Market Area (5%) .25 = 1 unit
PAYMENT HOUSING
High Market Area ($20.75/sf) $156k
Medium Market Area ($13.25/sf) $99k
Low Market Area ($7/sf) $52.5k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

AFFORDABLE HOUSING QUANTITIES

COTTAGES

PERFORMANCE HOUSING
High Market Area (7%) 14 = 1 unit
Medium Market Area (6%) 12 = 1 unit
Low Market Area (5%) 9 = 1 unit
PAYMENT HOUSING
High Market Area ($20.75/sf) $62k
Medium Market Area ($13.25/sf) $48k
Low Market Area ($7/sf) $21k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

ATTACHED TOWNHOUSES

PERFORMANCE HOUSING
High Market Area (7%) 11 = 1 unit
Medium Market Area (6%) 9 = 1 unit
Low Market Area (5%) 6 = 1 unit
PAYMENT HOUSING
High Market Area ($20.75/sf) $52k
Medium Market Area ($13.25/sf) $36k
Low Market Area ($7/sf) $18k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

STACKED HOUSING

PERFORMANCE HOUSING
High Market Area (7%) 5 = 1 unit
Medium Market Area (6%) 3 = 1 unit
Low Market Area (5%) 2 = 1 unit
PAYMENT HOUSING
High Market Area ($20.75/sf) $20k
Medium Market Area ($13.25/sf) $13k
Low Market Area ($7/sf) $7k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

TANDEM HOUSING

PERFORMANCE HOUSING
High Market Area (7%) 3 = 1 unit
Medium Market Area (6%) 2 = 1 unit
Low Market Area (5%) 1 = 1 unit
PAYMENT HOUSING
High Market Area ($20.75/sf) $13k
Medium Market Area ($13.25/sf) $9k
Low Market Area ($7/sf) $5k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

RESIDENTIAL SMALL LOT UPDATED

MAXIMUM DEVELOPMENT POTENTIAL

COTTAGES

Lot Size 10,000sf
Lot Coverage 30%
Total Allowed GSF 7,500sf
Efficiency Factor 1.0
Total NSF 7,500sf
Total Units 3
Average Net Unit Size 2,500sf
Parking Spaces Provided 3

Example Floorplan 1400 SF

ATTACHED TOWNHOUSES

Lot Size 4,000sf
Lot Coverage 30%
Total Allowed GSF 3,000sf
Efficiency Factor 1.0
Total NSF 3,000sf
Total Units 2
Average Net Unit Size 1,500sf
Parking Spaces Provided 2

Example Floorplan 1400 SF

STACKED HOUSING

Lot Size 6,000sf
Lot Coverage 25%
Total Allowed GSF 4,500sf
Efficiency Factor 1.0
Total NSF 4,500sf
Total Units 3
Average Net Unit Size 1,500sf
Parking Spaces Provided 0

Example Floorplan 1400 SF

TANDEM HOUSING

Lot Size 5,000sf
Lot Coverage 40%
Total Allowed GSF 3,750sf
Efficiency Factor 1.0
Total NSF 3,750sf
Total Units 2

Example Floorplan 1400 SF

Lot Coverage 30%
Max Density 1 unit per 2000 sf of lot area
Floor Area Ratio (FAR) Max .75
Height Limit 30’
Setbacks
Front 10’
Rear 10’
Sides 5’
Parking 1 per unit, no min. in Urban Villages

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

**Per 500sf of lot coverage, developer can build 1 housing unit in these areas.