



PROPOSED LOT COVERAGE AND FAR STANDARDS – RESIDENTIAL ZONES R-1 TO R-50

<i>Zone</i>	<i>Min. Lot Size (Existing)</i>	<i>Max. Lot Coverage (Existing)</i>	Max. Lot Coverage (Proposed)	Floor Area Ratio/FAR (Proposed)																																
R-1	43,560 sf. (one acre)	2000 sf, or 15% of lot area (whichever is greater)	1750 sf, or 15% of lot area (whichever is greater)	<table border="0"> <tr> <td>Lot Size</td> <td>FAR formula</td> </tr> <tr> <td>0-5,000 sf</td> <td>.50 FAR</td> </tr> <tr> <td>5,001-15,000 sf</td> <td>.25 FAR + 1,250 sf</td> </tr> <tr> <td>>15,000 sf</td> <td>.10 FAR + 3,500 sf</td> </tr> <tr> <td colspan="2"><i>(Proposed FAR formula results in:)</i></td> </tr> <tr> <td><5000 sf.</td> <td>.50</td> </tr> <tr> <td>6000 sf.</td> <td>.46</td> </tr> <tr> <td>7000 sf.</td> <td>.43</td> </tr> <tr> <td>8000 sf.</td> <td>.41</td> </tr> <tr> <td>9000 sf.</td> <td>.39</td> </tr> <tr> <td>10,000 sf.</td> <td>.38</td> </tr> <tr> <td>12,500 sf.</td> <td>.35</td> </tr> <tr> <td>15,000 sf.</td> <td>.33</td> </tr> <tr> <td>20,000 sf.</td> <td>.28</td> </tr> <tr> <td>25,000 sf.</td> <td>.24</td> </tr> <tr> <td>1 acre (43,560 sf.)</td> <td>.17</td> </tr> </table>	Lot Size	FAR formula	0-5,000 sf	.50 FAR	5,001-15,000 sf	.25 FAR + 1,250 sf	>15,000 sf	.10 FAR + 3,500 sf	<i>(Proposed FAR formula results in:)</i>		<5000 sf.	.50	6000 sf.	.46	7000 sf.	.43	8000 sf.	.41	9000 sf.	.39	10,000 sf.	.38	12,500 sf.	.35	15,000 sf.	.33	20,000 sf.	.28	25,000 sf.	.24	1 acre (43,560 sf.)	.17
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R-10	25,000 sf.	2000 sf, or 20% of lot area (whichever is greater)	1750 sf, or 20% of lot area (whichever is greater)																																	
R-20	12,000 sf.	2000 sf, or 25% of lot area (whichever is greater)	1750 sf, or 25% of lot area (whichever is greater)																																	
R-30	5,000 sf.	2000 sf, or 40% of lot area (whichever is greater)	1750 sf, or 35% of lot area (whichever is greater)																																	
R-35	5,000 sf.	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 units	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 units	No FAR proposed																																
R-36	5,000 sf.	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 units	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 or more units	No FAR proposed																																
R-40	5,000 sf.	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 units	2000 sf, or 40% of lot area (whichever is greater); up to 50% w/ CUP for 2 or more units	No FAR proposed																																
R-50	4,000 sf.	2000 sf, or 50% of lot area (whichever is greater)	2000 sf, or 50% of lot area (whichever is greater)	No FAR proposed																																