

# UPDATED PROPOSAL

District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF
Minimum lot area for each dwelling	43,560	<del>2,500</del> 4,000	2,000	<del>1,500</del> 2,000	<del>1,000</del> 1,500	1,500	<del>1,000</del> 1,500	1,000
Minimum lot area for each group living adult resident or room						1,500	1,000	1,000
Corner lot maximum number of dwellings	1	3	4	<del>4 6-</del>	<del>4 6-</del>	<del>6 8-</del>	No limit	No limit
Interior or through lot maximum number of dwellings	1	1	2	<del>2 3-</del>	<del>2 3-</del>	<del>3 4-</del>	No limit	No limit
Minimum area of a lot	43,560	8,000	5,500	4,000	3,000	4,000	4,000	15,000
Maximum area of a lot						15,000	24,000	

- All housing development would remain by-right
- Based on the maximum lot area and minimum area required for each dwelling, the maximum units in RM-2 would be 16 dwellings

# DENSITY CALCULATION WITH UPDATED PROPOSAL



## R-12 Corner Lot

**Max dwelling units per lot:** 3 dwelling units

**Max units for lot area:**

Current: 11,270 sq of land area ÷ 2,500 yield up to 4 dwelling units

Proposed: 11,270 sq of land area ÷ 4,000 yield up to 2 dwelling units

**Max Permitted:**

Current: 3 dwelling units

Proposed: 2 dwelling units



## R-5 Corner Lot

**Max dwelling units per lot:**

Current: 6 dwellings units

Proposed: 4 dwelling units

**Max units for lot area:**

Current: 5,545 sq of land area ÷ 1,500 yield up to 3 dwelling units

Proposed: 5,545 sq of land area ÷ 2,000 yield up to 2 dwelling units

**Max Permitted:**

Current: 3 dwelling units

Proposed: 2 dwelling units

# DENSITY CALCULATION WITH UPDATED PROPOSAL



## R-5 Interior Lot

### Max dwelling units per lot:

Current: 3 dwellings units

Proposed: 2 dwelling units

### Max units for lot area:

Current: 5,545 sq of land area ÷ 1,500 yield up to 3 dwelling units

Proposed: 5,545 sq of land area ÷ 2,000 yield up to 2 dwelling units

### Max Permitted:

Current: 3 dwelling units

Proposed: 2 dwelling units