

3,000 sq.ft Lot Layout Examples

Width (ft)	3000	Cumulative Cottage Floor Area (Greater of Bldg Envelope or 30% of lot area, not to exceed 1500 sft)						Undevelopable SFT in Envelope	
		Total Setbacks (SFT)	Build Envelope (SFT)	Envelope-Lot Cover %		% Above Envelope			
30	100	1740	1260	42%		1260	100%	0	
35	86	1719	1281	43%		1281	100%	0	
40	75	1740	1260	42%		1260	100%	0	
45	67	1790	1210	40%		1210	100%	0	
50	60	1860	1140	38%		1140	100%	0	
55	55	1945	1055	35%		1055	100%	0	
60	50	2040	960	32%		960	100%	0	
65	46	2144	856	29%		900	105%	0	
70	43	2254	746	25%		900	121%	0	
75	40	2370	630	21%		900	143%	0	
80	38	2490	510	17%		900	176%	0	
85	35	2614	386	13%		900	233%	0	

3,500 sq.ft Lot Layout Examples

Width (ft)	3500	Cumulative Cottage Floor Area (Greater of Bldg Envelope or 30% of lot area, not to exceed 1500 sft)						Undevelopable SFT in Envelope
		Total Setbacks (SFT)	Build Envelope (SFT)	Envelope-Lot Cover %	% Above Envelope			
30	117	1940	1560	45%	1500	96%	60	
35	100	1890	1610	46%	1500	93%	110	
40	88	1890	1610	46%	1500	93%	110	
45	78	1923	1577	45%	1500	95%	77	
50	70	1980	1520	43%	1500	99%	20	
55	64	2054	1446	41%	1500	104%	0	
60	58	2140	1360	39%	1500	110%	0	
65	54	2236	1264	36%	1500	119%	0	
70	50	2340	1160	33%	1500	129%	0	
75	47	2450	1050	30%	1500	143%	0	
80	44	2565	935	27%	1050	112%	0	
85	41	2684	816	23%	1050	129%	0	
90	39	2807	693	20%	1050	151%	0	
95	37	2932	568	16%	1050	185%	0	
100	35	3060	440	13%	1050	239%	0	

4,000 sq.ft. Lot Layout Examples

					Cumulative Cottage Floor Area (Greater of Bldg Envelope or 30% of lot area, not to exceed 1500 sft)	Undevelopable SFT in	
Width (ft)	4000	Total Setbacks (SFT)	Build Envelope (SFT)	Envelope-Lot Cover %	% Above Envelope	Envelope	
30	133	2140	1860	47%	1500	81%	360
35	114	2061	1939	48%	1500	77%	439
40	100	2040	1960	49%	1500	77%	460
45	89	2057	1943	49%	1500	77%	443
50	80	2100	1900	48%	1500	79%	400
55	73	2163	1837	46%	1500	82%	337
60	67	2240	1760	44%	1500	85%	260
65	62	2328	1672	42%	1500	90%	172
70	57	2426	1574	39%	1500	95%	74
75	53	2530	1470	37%	1500	102%	0
80	50	2640	1360	34%	1500	110%	0
85	47	2755	1245	31%	1500	120%	0
90	44	2873	1127	28%	1200	107%	0
95	42	2995	1005	25%	1200	119%	0
100	40	3120	880	22%	1200	136%	0
105	38	3247	753	19%	1200	159%	0
110	36	3376	624	16%	1200	192%	0
115	35	3507	493	12%	1200	244%	0

4,500 sq.ft. Lot Layout Examples

Width (ft)	4500				Cumulative Cottage Floor Area (Greater of Bldg Envelope or 30% of lot area, not to exceed 1500 sft)			
		Total Setbacks (SFT)	Build Envelope (SFT)	Envelope-Lot Cover %		% Above Envelope	Undevelopable SFT in Envelope	
30		150	2340	2160	48%	1500	69%	660
35		129	2233	2267	50%	1500	66%	767
40		113	2190	2310	51%	1500	65%	810
45		100	2190	2310	51%	1500	65%	810
50		90	2220	2280	51%	1500	66%	780
55		82	2272	2228	50%	1500	67%	728
60		75	2340	2160	48%	1500	69%	660
65		69	2421	2079	46%	1500	72%	579
70		64	2511	1989	44%	1500	75%	489
75		60	2610	1890	42%	1500	79%	390
80		56	2715	1785	40%	1500	84%	285
85		53	2825	1675	37%	1500	90%	175
90		50	2940	1560	35%	1500	96%	60
95		47	3058	1442	32%	1500	104%	0
100		45	3180	1320	29%	1350	102%	0
105		43	3304	1196	27%	1350	113%	0
110		41	3431	1069	24%	1350	126%	0
115		39	3560	940	21%	1350	144%	0
120		38	3690	810	18%	1350	167%	0
125		36	3822	678	15%	1350	199%	0
130		35	3955	545	12%	1350	248%	0
135		33	4090	410	9%	1350	329%	0

5,000 sq.ft. Lot Layout Examples

Width (ft)	5000					Cumulative Cottage Floor Area (Greater of Bldg Envelope or 30% of lot area, not to exceed 1500 sft)	Undevelopable SFT in Envelope	
		Total Setbacks (SFT)	Build Envelope (SFT)	Envelope-Lot Cover %			% Above Envelope	
30	167	2540	2460	49%		1500	61%	960
	143	2404	2596	52%		1500	58%	1096
	125	2340	2660	53%		1500	56%	1160
	111	2323	2677	54%		1500	56%	1177
	100	2340	2660	53%		1500	56%	1160
	91	2381	2619	52%		1500	57%	1119
	83	2440	2560	51%		1500	59%	1060
	77	2513	2487	50%		1500	60%	987
	71	2597	2403	48%		1500	62%	903
	67	2690	2310	46%		1500	65%	810
	63	2790	2210	44%		1500	68%	710
	59	2896	2104	42%		1500	71%	604
90	56	3007	1993	40%		1500	75%	493
95	53	3122	1878	38%		1500	80%	378
100	50	3240	1760	35%		1500	85%	260
105	48	3361	1639	33%		1500	92%	139
110	45	3485	1515	30%		1500	99%	15
115	43	3612	1388	28%		1500	108%	0
120	42	3740	1260	25%		1500	119%	0
125	40	3870	1130	23%		1500	133%	0
130	38	4002	998	20%		1500	150%	0
135	37	4134	866	17%		1500	173%	0
140	36	4269	731	15%		1500	205%	0
145	34	4404	596	12%		1500	252%	0
150	33	4540	460	9%		1500	326%	0