

Table 3 - Small Medium Lot Analysis

3000 sf lot (reduced setbacks) % bldg env.

Wdith	Length	Lot Area	Bldg Env.*	FAR (.45)	to lot
3000					
30	100	3000	1260	1350	42%
35	86	3000	1281	1350	43%
40	75	3000	1260	1350	42%
45	67	3000	1210	1350	40%
50	60	3000	1140	1350	38%
55	55	3000	1055	1350	35%
60	50	3000	960	1350	32%
65	46	3000	856	1350	29%
70	43	3000	746	1350	25%
75	40	3000	630	1350	21%
80	38	3000	510	1350	17%
85	35	3000	386	1350	13%
90	33	3000	260	1350	9%
95	32	3000	131	1350	4%
100	30	3000	0	1350	0%

* - Use-specific standard restricting ground floor to 1000 sq.ft (approximately 32% lot area)

3500 sf lot (reduced setbacks) % bldg env.

Wdith	Length	Lot Area	Bldg Env.*	FAR (.45)	to lot
3500					
30	117	3500	1560	1575	45%
35	100	3500	1610	1575	46%
40	75	3000	1260	1575	42%
45	67	3000	1210	1350	40%
50	60	3000	1140	1350	38%
55	55	3000	1055	1350	35%
60	50	3000	960	1350	32%
65	46	3000	856	1350	29%
70	43	3000	746	1350	25%
75	40	3000	630	1350	21%
80	38	3000	510	1350	17%
85	35	3000	386	1350	13%
90	33	3000	260	1350	9%
95	32	3000	131	1350	4%
100	30	3000	0	1350	0%

* - Use-specific standard restricting ground floor to 1100 sq.ft (approximately 32% lot area)

3000 sf lot (regular setbacks) % bldg env.

Wdith	Length	Lot Area	Bldg Env.	FAR (.45)	to lot
3000					
30	100	3000	900	1350	30%
35	86	3000	821	1350	27%
40	75	3000	756	1350	25%
45	67	3000	715	1350	24%
50	60	3000	646	1350	22%
55	55	3000	539	1350	18%
60	50	3000	480	1350	16%
65	46	3000	379	1350	13%
70	43	3000	282	1350	9%
75	40	3000	189	1350	6%
80	38	3000	102	1350	3%

3500 sf lot (regular setbacks) % bldg env.

Wdith	Length	Lot Area	Bldg Env.	FAR (.45)	to lot
3500					
30	117	3500	1200	1575	34%
35	100	3500	1150	1575	33%
40	88	3500	1106	1575	32%
45	78	3500	983	1575	28%
50	70	3500	912	1575	26%
55	64	3500	844	1575	24%
60	58	3500	784	1575	22%
65	54	3500	681	1575	19%
70	50	3500	580	1575	17%
75	47	3500	483	1575	14%
80	44	3500	391	1575	11%
85	41	3500	305	1575	9%
90	39	3500	147	1575	4%
95	37	3500	70	1575	2%

Table 3 - Small Medium Lot Analysis

4000 sf lot (reduced setbacks)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.45)		to lot
		4000				
30	133	4000	1860	1800		47%
35	114	4000	1939	1800		48%
40	100	4000	1960	1800		49%
45	89	4000	1943	1800		49%
50	80	4000	1900	1800		48%
55	73	4000	1837	1800		46%
60	67	4000	1760	1800		44%
65	62	4000	1672	1800		42%
70	57	4000	1574	1800		39%
75	53	4000	1470	1800		37%
80	50	4000	1360	1800		34%
85	47	4000	1245	1800		31%
90	44	4000	1127	1800		28%
95	42	4000	1005	1800		25%
100	40	4000	880	1800		22%

* - Use-specific standard restricting ground floor to 1300 sq.ft (approx. 32% lot area)

4500 sf lot (reduced setbacks)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.45)		to lot
		4500				
30	150	4500	2160	2025		48%
35	129	4500	2267	2025		50%
40	113	4500	2310	2025		51%
45	100	4500	2310	2025		51%
50	90	4500	2280	2025		51%
55	82	4500	2228	2025		50%
60	75	4500	2160	2025		48%
65	69	4500	2079	2025		46%
70	64	4500	1989	2025		44%
75	60	4500	1890	2025		42%
80	56	4500	1785	2025		40%
85	53	4500	1675	2025		37%
90	50	4500	1560	2025		35%
95	47	4500	1442	2025		32%
100	45	4500	1320	2025		29%

* - Use-specific standard restricting ground floor area to 1450 sq.ft. (approx. 32% lot area)

4000 sf lot (regular setbacks)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.45)		to lot
		4000				
30	133	4000	1500	1800		38%
35	114	4000	1479	1800		37%
40	100	4000	1456	1800		36%
45	89	4000	1349	1800		34%
50	80	4000	1178	1800		29%
55	73	4000	1106	1800		28%
60	67	4000	1040	1800		26%
65	62	4000	930	1800		23%
70	57	4000	878	1800		22%
75	53	4000	777	1800		19%
80	50	4000	680	1800		17%
85	47	4000	588	1800		15%
90	44	4000	503	1800		13%
95	42	4000	341	1800		9%
100	40	4000	176	1800		4%

4500 sf lot (regular setbacks)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.45)		to lot
		4500				
30	150	4500	1800	2025		40%
35	129	4500	1807	2025		40%
40	113	4500	1806	2025		40%
45	100	4500	1716	2025		38%
50	90	4500	1558	2025		35%
55	82	4500	1497	2025		33%
60	75	4500	1296	2025		29%
65	69	4500	1231	2025		27%
70	64	4500	1177	2025		26%
75	60	4500	1071	2025		24%
80	56	4500	969	2025		22%
85	53	4500	872	2025		19%
90	50	4500	780	2025		17%
95	47	4500	695	2025		15%
100	45	4500	528	2025		12%

Table 3 - Small Medium Lot Analysis

5000 sf (reduced setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.45)		to lot
		5000				
30	167	5000	2460	2250		49%
35	143	5000	2596	2250		52%
40	125	5000	2660	2250		53%
45	111	5000	2677	2250		54%
50	100	5000	2660	2250		53%
55	91	5000	2619	2250		52%
60	83	5000	2560	2250		51%
65	77	5000	2487	2250		50%
70	71	5000	2403	2250		48%
75	67	5000	2310	2250		46%
80	63	5000	2210	2250		44%
85	59	5000	2104	2250		42%
90	56	5000	1993	2250		40%
95	53	5000	1878	2250		38%
100	50	5000	1760	2250		35%

* - Use-specific standard restricting ground floor to 1600 sq.ft (approx. 32% lot area)

5500 sf (reduced setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.46)		to lot
		5500				
30	183	5500	2760	2530		50%
35	157	5500	2924	2530		53%
40	138	5500	3010	2530		55%
45	122	5500	3043	2530		55%
50	110	5500	3040	2530		55%
55	100	5500	3010	2530		55%
60	92	5500	2960	2530		54%
65	85	5500	2895	2530		53%
70	79	5500	2817	2530		51%
75	73	5500	2730	2530		50%
80	69	5500	2635	2530		48%
85	65	5500	2534	2530		46%
90	61	5500	2427	2530		44%
95	58	5500	2315	2530		42%
100	55	5500	2200	2530		40%

* - Use-specific standard restricting ground floor to 2000 sq.ft (approx. 36% lot area)

5000 sf (regular setback)							% bldg env.
Wdith	Length	Lot Area	Bldg Env.	Max. Building Area	FAR (.45)	No FAR	to lot
		5000					
30	167	5000	2100	2250	6300		42%
35	143	5000	2136	2250	6407		43%
40	125	5000	2100	2250	6300		42%
45	111	5000	2017	2250	6050		40%
50	100	5000	1900	2250	5700		38%
55	91	5000	1759	2250	5277		35%
60	83	5000	1600	2250	4800		32%
65	77	5000	1533	2250	4599		31%
70	71	5000	1475	2250	4425		29%
75	67	5000	1365	2250	4095		27%
80	63	5000	1258	2250	3774		25%
85	59	5000	1155	2250	3465		23%
90	56	5000	1057	2250	3172		21%
95	53	5000	965	2250	2896		19%
100	50	5000	880	2250	2640		18%

5500 sf (regular setback)							% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.46)	No FAR		to lot
		5500					
30	183	5500	2400	2530	7200		44%
35	157	5500	2464	2530	7393		45%
40	138	5500	2450	2530	7350		45%
45	122	5500	2383	2530	7150		43%
50	110	5500	2280	2530	6840		41%
55	100	5500	2150	2530	6450		39%
60	92	5500	2000	2530	6000		36%
65	85	5500	1941	2530	5822		35%
70	79	5500	1715	2530	5145		31%
75	73	5500	1659	2530	4977		30%
80	69	5500	1547	2530	4641		28%
85	65	5500	1439	2530	4316		26%
90	61	5500	1413	2530	4238		26%
95	58	5500	1319	2530	3958		24%
100	55	5500	1144	2530	3432		21%

Table 3 - Small Medium Lot Analysis

6000 sf (reduced setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.47)		to lot
		6000				
30	200	6000	3060	2820		51%
35	171	6000	3253	2820		54%
40	150	6000	3360	2820		56%
45	133	6000	3410	2820		57%
50	120	6000	3420	2820		57%
55	109	6000	3401	2820		57%
60	100	6000	3360	2820		56%
65	92	6000	3302	2820		55%
70	86	6000	3231	2820		54%
75	80	6000	3150	2820		53%
80	75	6000	3060	2820		51%
85	71	6000	2963	2820		49%
90	67	6000	2860	2820		48%
95	63	6000	2752	2820		46%
100	60	6000	2640	2820		44%

* - Use-specific standard restricting ground floor to 2400 sq.ft (approx. 40% lot area)

6500 sf (reduced setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.47)		to lot
		6500				
30	217	6500	3360	3055		52%
35	186	6500	3581	3055		55%
40	163	6500	3710	3055		57%
45	144	6500	3777	3055		58%
50	130	6500	3800	3055		58%
55	118	6500	3792	3055		58%
60	108	6500	3760	3055		58%
65	100	6500	3710	3055		57%
70	93	6500	3646	3055		56%
75	87	6500	3570	3055		55%
80	81	6500	3485	3055		54%
85	76	6500	3392	3055		52%
90	72	6500	3293	3055		51%
95	68	6500	3189	3055		49%
100	65	6500	3080	3055		47%

* - Use-specific standard restricting ground floor to 2800 sq.ft (approx. 43% lot area)

6000 sf (regular setback)							% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.47)	No FAR		to lot
		6000					
30	200	6000	2700	2820	8100		45%
35	171	6000	2793	2820	8379		47%
40	150	6000	2800	2820	8400		47%
45	133	6000	2750	2820	8250		46%
50	120	6000	2660	2820	7980		44%
55	109	6000	2541	2820	7623		42%
60	100	6000	2400	2820	7200		40%
65	92	6000	2348	2820	7045		39%
70	86	6000	2129	2820	6388		35%
75	80	6000	1953	2820	5859		33%
80	75	6000	1836	2820	5508		31%
85	71	6000	1795	2820	5385		30%
90	67	6000	1690	2820	5070		28%
95	63	6000	1590	2820	4770		27%
100	60	6000	1496	2820	4488		25%

6500 sf (regular setback)							% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.47)	No FAR		to lot
		6500					
30	217	6500	3000	3055	9000		46%
35	186	6500	3121	3055	9364		48%
40	163	6500	3150	3055	9450		48%
45	144	6500	3117	3055	9350		48%
50	130	6500	3040	3055	9120		47%
55	118	6500	2932	3055	8795		45%
60	108	6500	2800	3055	8400		43%
65	100	6500	2756	3055	8268		42%
70	93	6500	2544	3055	7631		39%
75	87	6500	2373	3055	7119		37%
80	81	6500	2193	3055	6579		34%
85	76	6500	2078	3055	6235		32%
90	72	6500	1967	3055	5902		30%
95	68	6500	2027	3055	6081		31%
100	65	6500	1760	3055	5280		27%

Table 3 - Small Medium Lot Analysis

7000 sf (reduced setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.*	FAR (.48)		to lot
		7000				
30	233	7000	3660	3360		52%
35	200	7000	3910	3360		56%
40	175	7000	4060	3360		58%
45	156	7000	4143	3360		59%
50	140	7000	4180	3360		60%
55	127	7000	4183	3360		60%
60	117	7000	4160	3360		59%
65	108	7000	4118	3360		59%
70	100	7000	4060	3360		58%
75	93	7000	3990	3360		57%
80	88	7000	3910	3360		56%
85	82	7000	3822	3360		55%
90	78	7000	3727	3360		53%
95	74	7000	3626	3360		52%
100	70	7000	3520	3360		50%

* - Use-specific standard restricting ground floor to 3200 sq.ft
(approx. 46% lot area)

7000 sf (regular setback)						% bldg env.
Wdith	Length	Lot Area	Bldg Env.	FAR (.48)	No FAR	to lot
		7000				
30	233	7000	3300	3360	9900	47%
35	200	7000	3450	3360	10350	49%
40	175	7000	3500	3360	10500	50%
45	156	7000	3483	3360	10450	50%
50	140	7000	3420	3360	10260	49%
55	127	7000	3323	3360	9968	47%
60	117	7000	3200	3360	9600	46%
65	108	7000	3164	3360	9491	45%
70	100	7000	2958	3360	8874	42%
75	93	7000	2793	3360	8379	40%
80	88	7000	2618	3360	7854	37%
85	82	7000	2508	3360	7523	36%
90	78	7000	2323	3360	6968	33%
95	74	7000	2215	3360	6644	32%
100	70	7000	2112	3360	6336	30%