

RESIDENTIAL OVERLAY ZONE STUDY

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SUMMARY TABLE

RESIDENTIAL OVERLAY ZONES

Note: Black text - existing standard
Red text - proposed standard

	C ZONE (T-3.5)		B ZONE (T-3.0)		A ZONE (T-2.5)		AA ZONE (T-2.0)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED

CHARACTER

I.A.1 INTENT	TBD	
I.A.2 CONTEXT	Neighborhood Patterns Contiguous Parcel / Lot Patterns Surrounding Street and Streetscape	Large lots and setbacks; minimal drives and parking etc. Consistent building size / Front and side setbacksetc. Streetscape /Frontage /Landscape quality - - complementaryetc.

USE

II.A.1 INTENSITY	Lot Size (min) Detached / Side-Court DU /acre "Baseline" Stacked (gross density) Attached Detached / Side-Court FAR /acre 1,250 sf /du Stacked 2,200 sf /du Attached 2,700 sf /du Detached / Side-Court	7,500 s.f. 5.8 DU /ac. 0.35 FAR 0.35 0.35	20,000 s.f. 2.0 DU /ac. 0.30 FAR 0.30 0.30	40,000 s.f. 1.0 DU /ac. 0.25 FAR 0.25 0.25	80,000 s.f. 0.5 DU /ac. 0.15 FAR 0.15 0.15
II.A.2 FUNCTION	TBD				

BLOCK & LOT

II.B.1 QUALIFYING	Parcel Area (Min.)		0.5 ac.	1.0 ac.	2.0 ac.	4.0 ac.
II.B.2 PARCEL DIMENSIONS	Frontage Building Lot	75'		100'	150'	200'
	Site Coverage Building Max. footprint area Impervious Max. surface area	30% / 2,250 sf 25% of parcel	25% of parcel	20% / 2,500 sf 20% of parcel	15% / 3,000 sf 15% of parcel	10% / 3,000 sf 15% of parcel
	Building Setback on Parcel (primary) Front (Min.) Side / Rear (Min.)	20' 10'	25' (min) 20' (min)	25' 12'	30' 20' (min)	30' (min) 30' (min)
II.B.3 LOT DIMENSIONS	Lot Area (Min.)	Stacked Attached Detached / Side-Court	N.A. 2,000 s.f. 3,000 s.f.	N.A. 2,000 s.f. 3,500 s.f.	N.A. 2,000 s.f. 4,000 s.f.	N.A. 2,000 s.f. 5,000 s.f.

BUILDINGS

II.C.1 BUILDING GROUP	Multiple DU	Stacked	Max. # floor plate	6 DU plate	8 DU plate	9 DU plate	10 DU plate
	" "	" "	Min. # floor plate	2 DU plate	2 DU plate	2 DU plate	2 DU plate
	Attached	" "	Max. # floor plate	6 DU plate	6 DU plate	6 DU plate	6 DU plate
	" "	" "	Min. # floor plate	2 DU plate	2 DU plate	2 DU plate	2 DU plate
	Single DU	Detached / Side-Court					
II.C.2 BUILDING DIMENSIONS	Horizontal	Primary Structure (Multiple DU) " " (Single DU)	110' (max) 60' (max)	110' (max) 80' (max)	110' (max) N.A.	140' (max) N.A.	
	Vertical	Primary Structure (Ridge Height) (exception)	2.5 st / 35' 3.0 st	2.5 st / 35' 3.0 st	2.5 st / 35' 3.0 st	2.5 st / 35' 3.0 st	
II.C.3 BUILDING FRONTAGE	TBD						

OPEN SPACE

III.A.1 CONTEXT	Contiguous Properties Viewsheds (Public / Private)		Open space attributes - comparable Landscaping - comparable Key viewsheds protected
III.A.2 COMMON AREA	Open Space Area / Total (exclusive of wetlands)	Stacked Attached Detached / Side-Court	30% of parcel 25% of parcel 30% of impervious 20% of parcel 50% of impervious 25% of parcel 75% of impervious 30% of parcel 100% of impervious 30% of parcel
III.A.3 LANDSCAPE ELEMENTS	Site Elements	Natural / Habitat Historic elements	TBD TBD
	Tree Canopy Coverage	% of Common Space	10% of common 10% of common 10% of common
III.A.4 SITE LIGHTING	Light Levels (footcandles)	Pedestrian Spaces Thoroughfares / Parking Areas	0.6 fc 0.5 fc
			0.6 fc 0.5 fc

VEHICULAR

III.B.1 ACCESS	TBD		
III.B.2 STREETScape	TBD		
III.B.3 PARKING & SERVICE	Parking Supply	Residential Guest / Service	2.00 sp /DU 0.20 sp /DU
	Configuration	On-Street Off-Street	Quantity Assembly Location: Interior Block Bldg Frontage
		Garaged	Quantity Assembly
			80% of surface /off-street pkg Limited (Convenience prking type)

INCENTIVES

OPEN SPACE	TBD
LANDSCAPE PRESERVATION	TBD
STREETScape	TBD
BUILDING PRESERVATION	TBD

DENSITY COMPARISON

RESIDENTIAL OVERLAY ZONES

DU/acre equivalence to.. F. A. R.

(DWELLING UNITS)

(FLOOR AREA RATIO)

Per Acre:

Per Acre:

Number of Residences

Floor area (sq. ft.) constructed
as a percentage of acreage area

Detached Units: Single Family

Attached Units: Townhouse

Stacked Units: Flat (apartment or condo)

C ZONE		B ZONE		A ZONE		AA ZONE	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED

USE

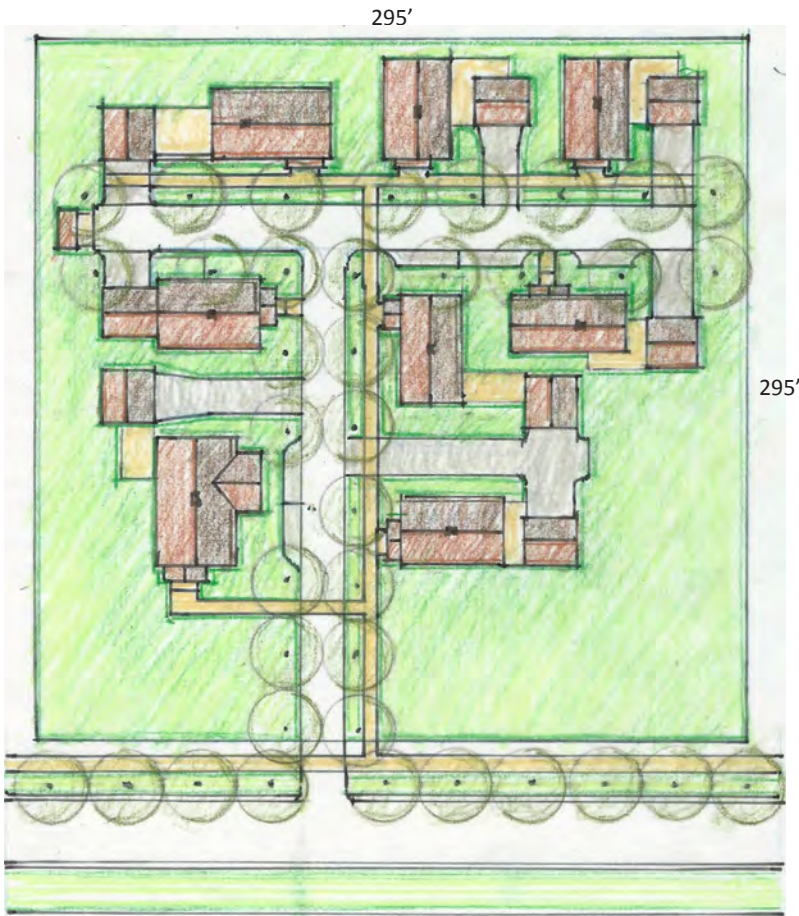
FROM SUMMARY TABLE:

II.A.1 INTENSITY					
Lot Size (min)	Detached	7,500 s.f.	20,000 s.f.	40,000 s.f.	80,000 s.f.
DU /acre	Detached /Side-Court	5.8 DU /ac. (7,500 sf lots)	2.0 DU /ac. (20,000 sf lots)	1.0 DU /ac. (40,000 sf lots)	0.5 DU /ac. (80,000 sf lots)
	Attached	6 DU /ac.	5 DU /ac.	4 DU /ac.	2 DU /ac.
	Stacked	7 DU /ac.	6 DU /ac.	5 DU /ac.	3 DU /ac.
FAR /acre	Detached /Side-Court	11 DU /ac.	10 DU /ac.	8 DU /ac.	6 DU /ac.
	2,700 sq. ft. /dwelling average unit size	0.35 FAR 2,700 sf x 6 /ac / 43,560 sf_ac = 0.35 FAR	0.30 FAR 2,750 sf x 5 /ac / 43,560 sf_ac = 0.30 FAR	0.25 FAR 2,800 sf x 4 /ac / 43,560 sf_ac = 0.25 FAR	0.15 FAR 2,900 sf x 2 /ac / 43,560 sf_ac = 0.15 FAR
	Attached	0.35 2,200 sf x 7 /ac / 43,560 sf_ac = 0.35 FAR	0.30 2,200 sf x 6 /ac / 43,560 sf_ac = 0.30 FAR	0.25 2,200 sf x 5 /ac / 43,560 sf_ac = 0.25 FAR	0.15 2,200 sf x 3 /ac / 43,560 sf_ac = 0.15 FAR
Stacked	0.35 1,250 sq. ft. /dwelling average unit size	0.30 1,250 sf x 11 /ac / 43,560 sf_ac = 0.35 FAR	0.30 1,250 sf x 10 /ac / 43,560 sf_ac = 0.30 FAR	0.25 1,250 sf x 8 /ac / 43,560 sf_ac = 0.25 FAR	0.15 1,250 sf x 6 /ac / 43,560 sf_ac = 0.15 FAR

PARCEL SIZE 2 ACRES

DENSITY 4.0 /AC

DETACHED / SIDE-COURT



F.A.R.	0.25
FLOOR AREA RATIO	
TOTAL D.U.	8
EXISTING	(1)
NEW	(7)
D.U. TYPE	SINGLE FAM. ATT. / DET.
D.U. SIZE (AVG.)	2,700 S.F.
LOT SIZE (AVG.)	5,400 S.F.
OPEN SPACE	32%
PERIMETER	31%
INTERIOR	1%
R.O.W. / COMMON	17%

PLAN AT 1" = 80'

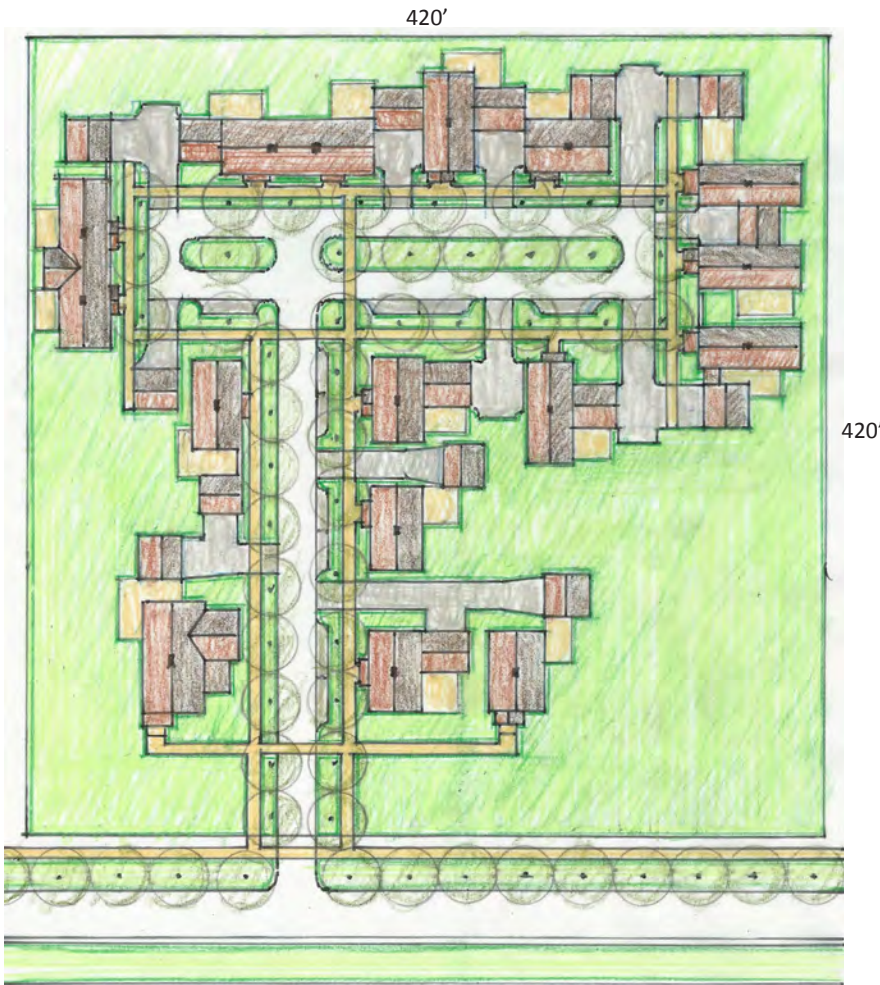
ISOMETRIC AT 1" = 80'



PARCEL SIZE 4 ACRES

DENSITY 4.0 /AC

DETACHED / SIDE-COURT



F.A.R.		0.25
FLOOR AREA RATIO		
TOTAL D.U.		16
EXISTING	(1)	
NEW	(15)	
D.U. TYPE		SINGLE FAM. ATT. / DET.
D.U. SIZE (AVG.)		2,700 S.F.
LOT SIZE (AVG.)		5,400 S.F.
OPEN SPACE		34%
PERIMETER	32%	
INTERIOR	2%	
R.O.W. / COMMON		21%

PLAN AT 1" = 100'

ISOMETRIC AT 1" = 100'



PARCEL SIZE 4 ACRES

DENSITY 10.0 /AC



STACKED UNITS

F.A.R.	0.30
FLOOR AREA RATIO	
TOTAL D.U.	41
EXISTING	(1)
NEW	(40)
D.U. TYPE	STACKED FLAT
D.U. SIZE (AVG.)	1,250 S.F.
LOT SIZE (AVG.)	N.A.
OPEN SPACE	35%
PERIMETER	32%
INTERIOR	3%
R.O.W. / COMMON	40%

PLAN AT 1" = 100'

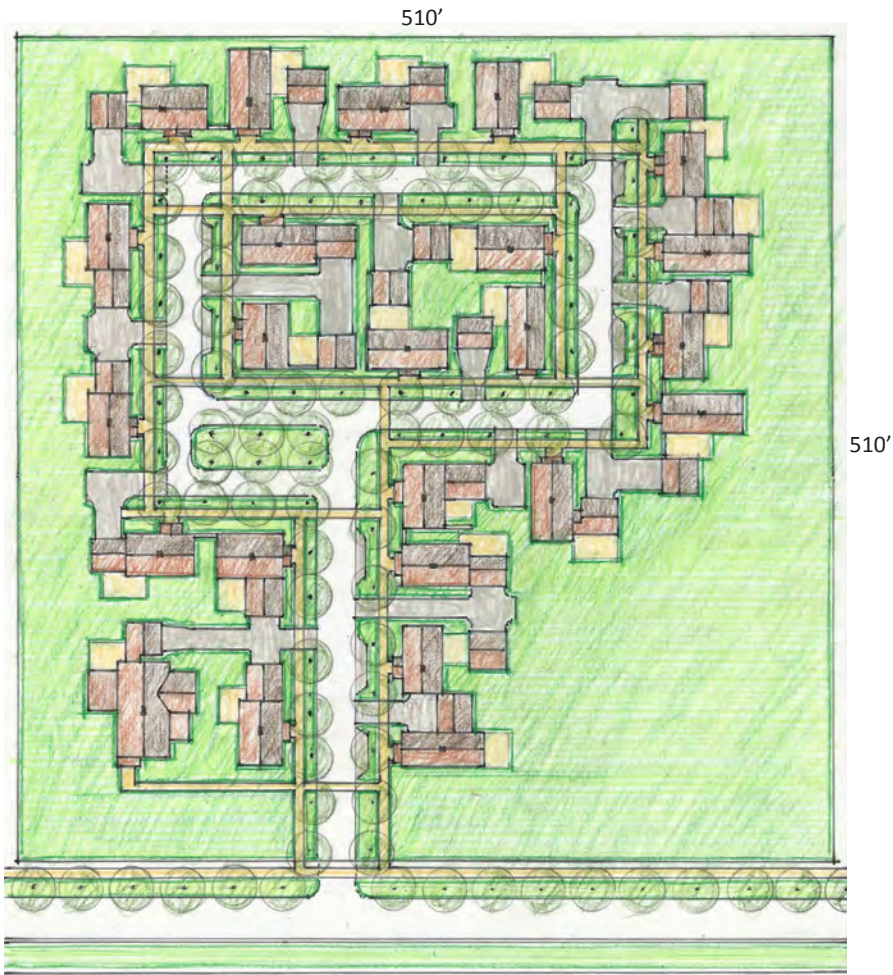
ISOMETRIC AT 1" = 100'



PARCEL SIZE 6 ACRES

DENSITY 4.0 /AC

DETACHED / SIDE-COURT



F.A.R.		0.25
FLOOR AREA RATIO		
TOTAL D.U.		24
EXISTING	(1)	
NEW	(23)	
D.U. TYPE		SINGLE FAM. ATT. / DET.
D.U. SIZE (AVG.)		2,700 S.F.
LOT SIZE (AVG.)		5,700 S.F.
OPEN SPACE		34%
PERIMETER	32%	
INTERIOR	2%	
R.O.W. / COMMON		22%

PLAN AT 1" = 120'

ISOMETRIC AT 1" = 120'



PARCEL SIZE 6 ACRES

DENSITY 5.0 /AC

ATTACHED



F.A.R.		0.25
FLOOR AREA RATIO		
TOTAL D.U.		30
EXISTING	(1)	
NEW	(29)	
D.U. TYPE		ATTACHED TOWNHOUSE
D.U. SIZE (AVG.)		2,200 S.F.
LOT SIZE (AVG.)		3,100 S.F.
OPEN SPACE		35%
PERIMETER	32%	
INTERIOR	3%	
R.O.W. / COMMON		29%

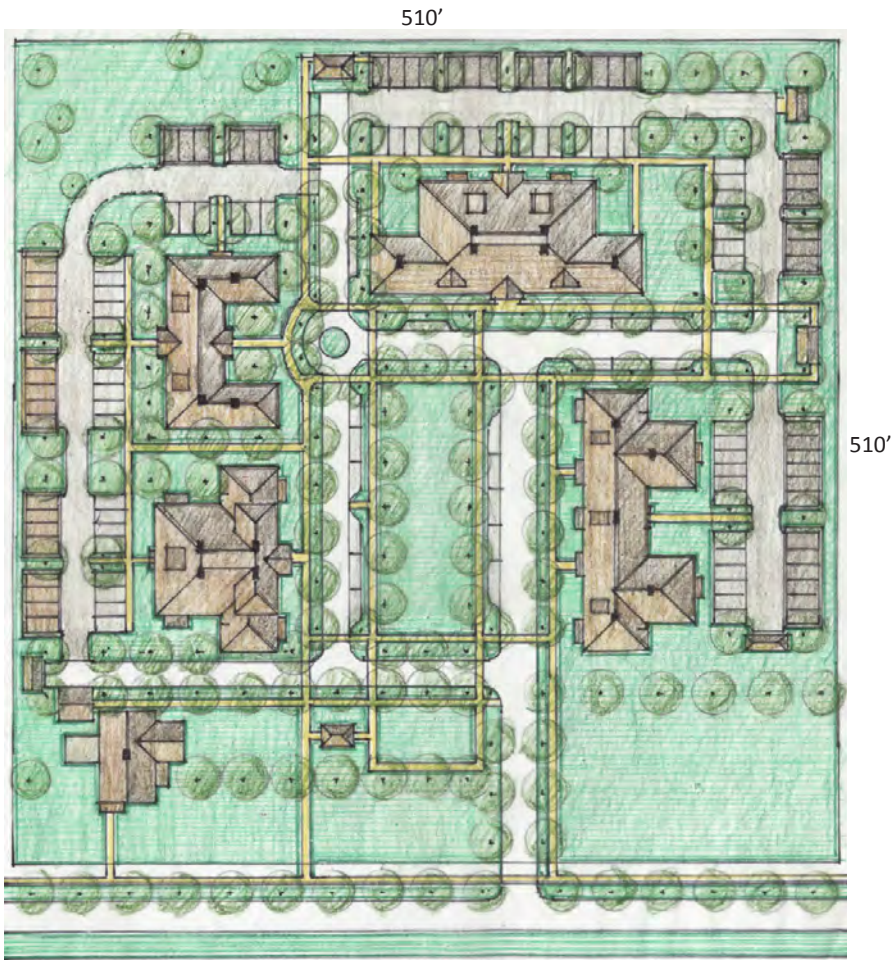
PLAN AT 1" = 120'

ISOMETRIC AT 1" = 120'



PARCEL SIZE 6 ACRES

DENSITY 9.0 /AC



STACKED UNITS

F.A.R.		0.27
FLOOR AREA RATIO		
TOTAL D.U.		54
EXISTING	(1)	
NEW	(53)	
D.U. TYPE		STACKED FLAT
D.U. SIZE (AVG.)		1,250 S.F.
LOT SIZE (AVG.)		N.A.
OPEN SPACE		40%
PERIMETER	28%	
INTERIOR	12%	
R.O.W. / COMMON		39%

PLAN AT 1" = 120'

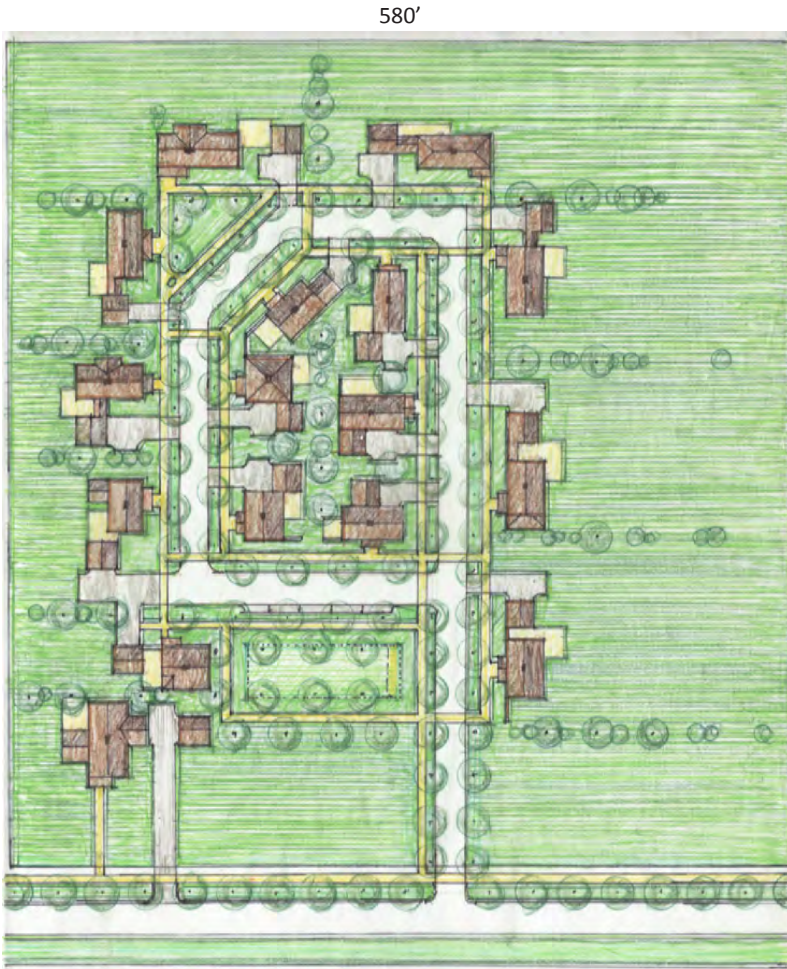
ISOMETRIC AT 1" = 120'



PARCEL SIZE 8 ACRES

DENSITY 2.0 /AC

DETACHED



F.A.R.		0.13
FLOOR AREA RATIO		
TOTAL D.U.		16
EXISTING	(1)	
NEW	(15)	
D.U. TYPE		SINGLE FAM. ATT.
D.U. SIZE (AVG.)		2,700 S.F.
LOT SIZE (AVG.)		9,000 S.F.
OPEN SPACE		40%
PERIMETER	39%	
INTERIOR	1%	
R.O.W. / COMMON		20%

PLAN AT 1" = 140'

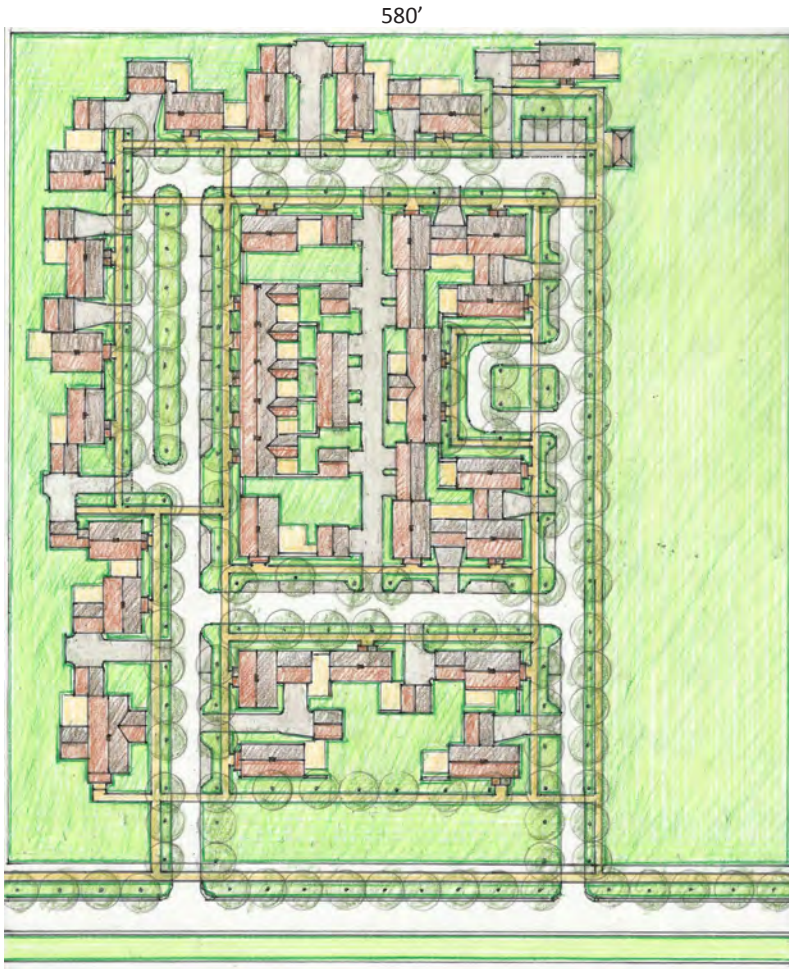
ISOMETRIC AT 1" = 140'



PARCEL SIZE 8 ACRES

DENSITY 4.0 /AC

DETACHED / SIDE-COURT



F.A.R.	0.25
FLOOR AREA RATIO	
TOTAL D.U.	32
EXISTING	(1)
NEW	(31)
D.U. TYPE	SINGLE FAM. ATT. / DET.
D.U. SIZE (AVG.)	2,700 S.F.
LOT SIZE (AVG.)	5,100 S.F.
OPEN SPACE	32%
PERIMETER	30%
INTERIOR	2%
R.O.W. / COMMON	23%

PLAN AT 1" = 140'

ISOMETRIC AT 1" = 140'



PARCEL SIZE 8 ACRES

DENSITY 6.0 /AC

STACKED UNITS

F.A.R.		0.18
FLOOR AREA RATIO		
TOTAL D.U.		49
EXISTING	(1)	
NEW	(48)	
D.U. TYPE		STACKED FLAT
D.U. SIZE (AVG.)		1,250 S.F.
LOT SIZE (AVG.)		N.A.
OPEN SPACE		43%
PERIMETER	39%	
INTERIOR	4%	
R.O.W. / COMMON		42%

PLAN AT 1" = 140'

ISOMETRIC AT 1" = 140'

