

RESIDENTIAL OVERLAY ZONE STUDY

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PROPOSED STANDARDS: RESIDENTIAL ZONES

SUMMARY TABLE

DENSITY COMPARISON: DWELLING UNITS /acre FLOOR AREA RATIO /acre

STUDY: 2 ACRE PARCEL

DETACHED DWELLINGS 4 DU /acre 0.25 F.A.R.

STUDY: 4 ACRE PARCEL

DETACHED DWELLINGS 4 DU /acre 0.25 F.A.R.

STACKED DWELLINGS 10 DU /acre 0.30 F.A.R.

STUDY: 6 ACRE PARCEL

DETACHED DWELLINGS 4 DU /acre 0.25 F.A.R.

ATTACHED DWELLINGS 5 DU /acre 0.25 F.A.R.

STACKED DWELLINGS 9 DU /acre 0.27 F.A.R.

STUDY: 8 ACRE PARCEL

DETACHED DWELLINGS 2 DU /acre 0.13 F.A.R.

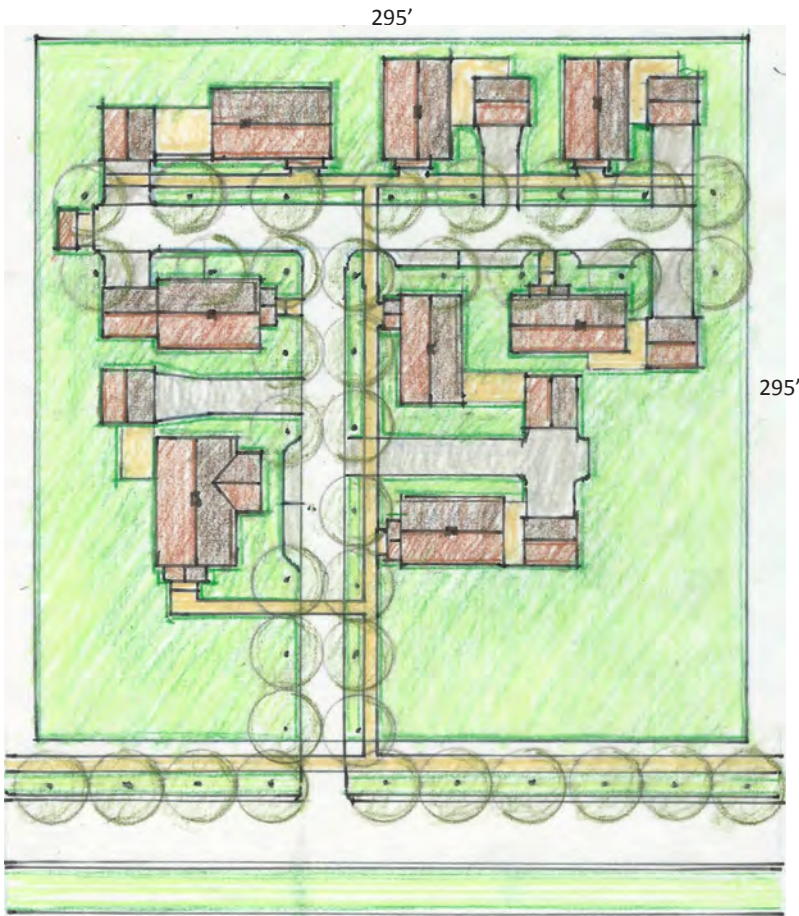
DETACHED DWELLINGS 4 DU /acre 0.25 F.A.R.

STACKED DWELLINGS 6 DU /acre 0.18 F.A.R.

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'

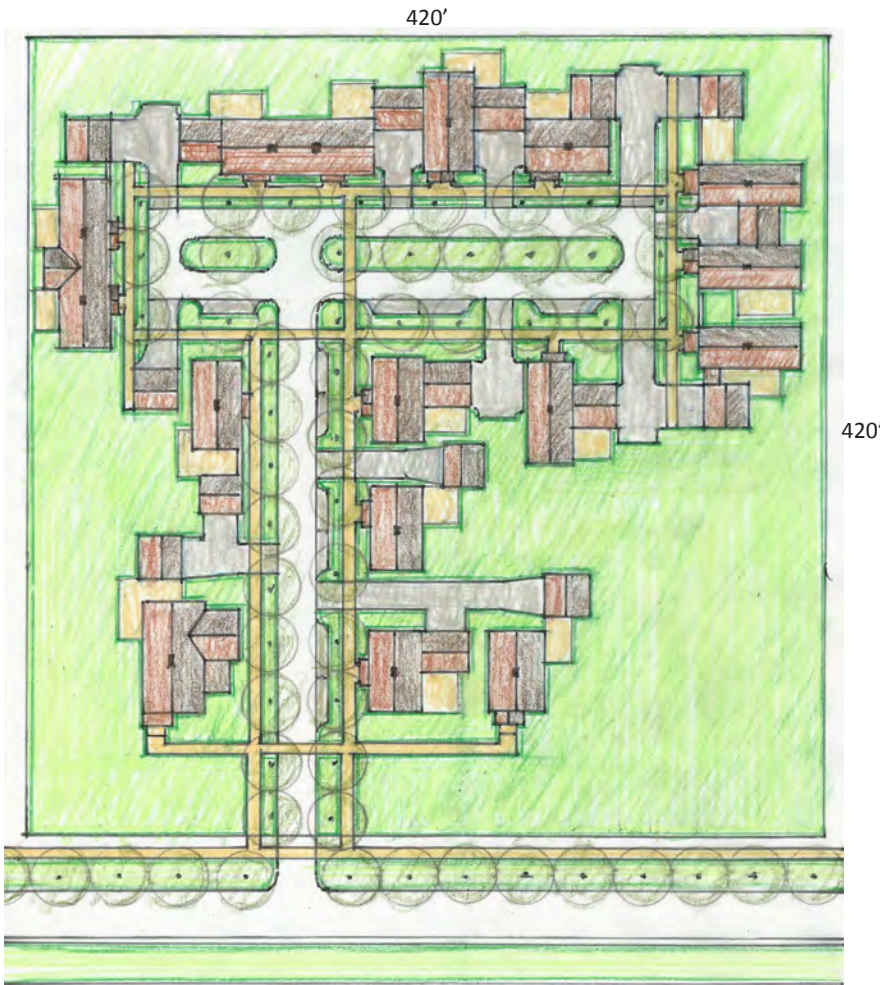
ISOMETRIC AT 1" = 80'



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'

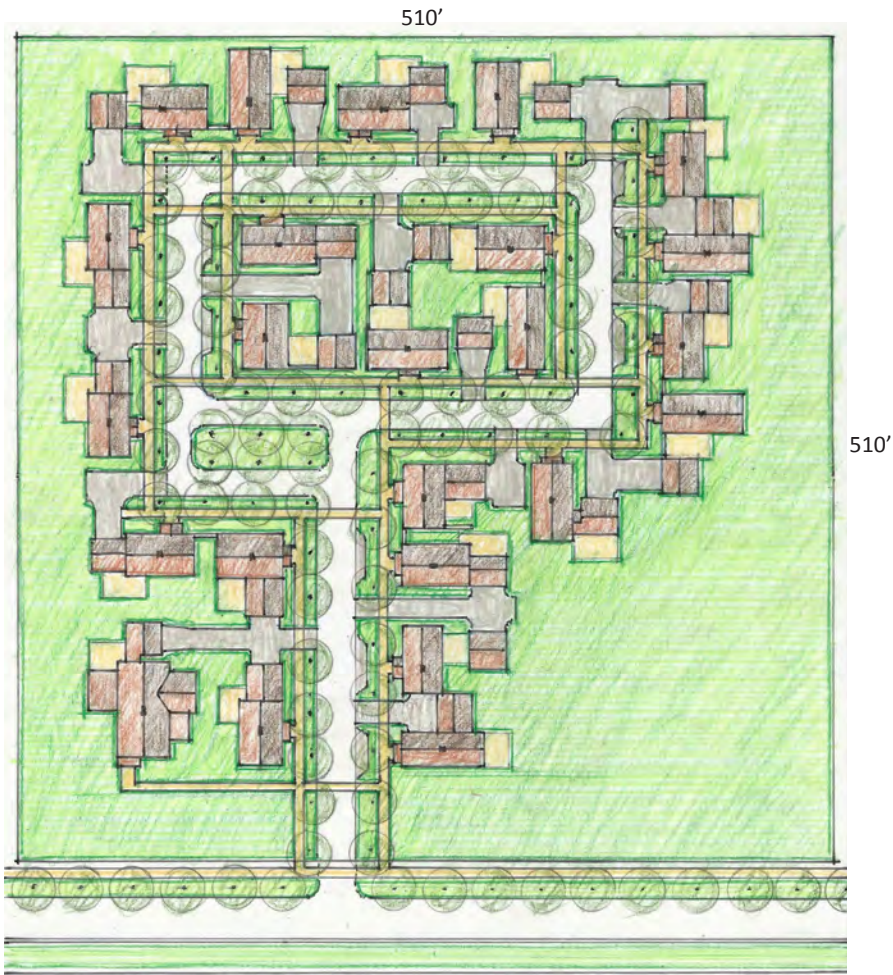
ISOMETRIC AT 1" = 100'



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%

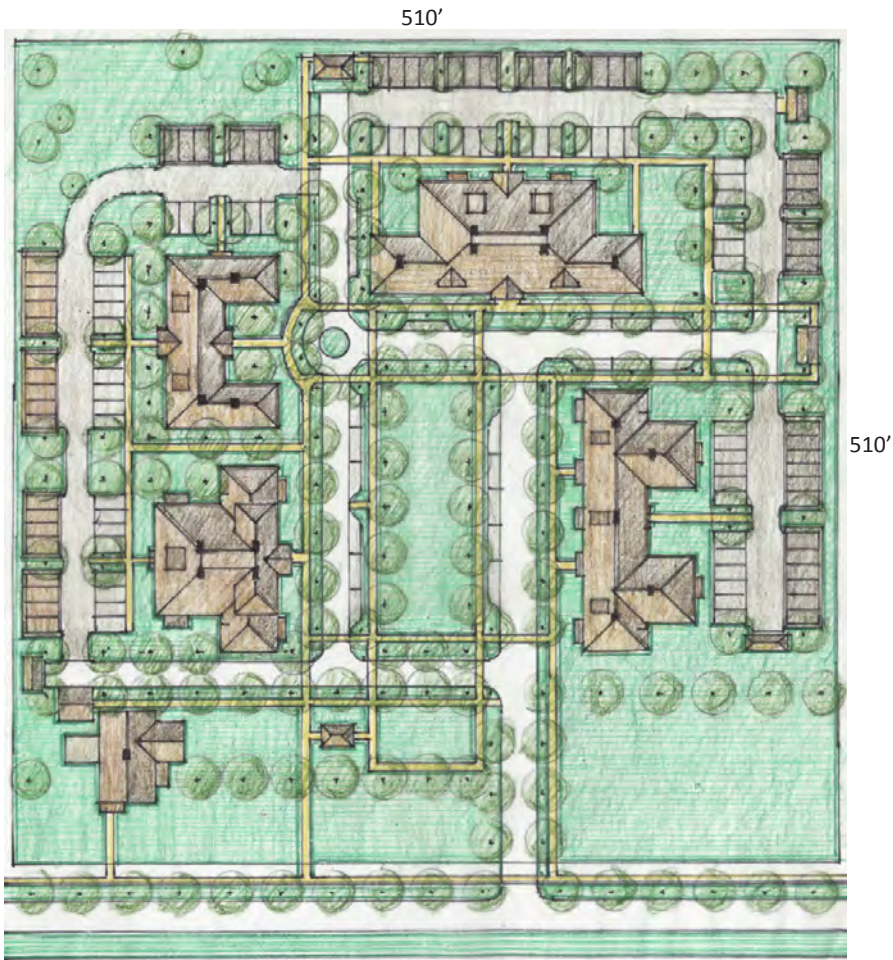
PLAN AT 1" = 120'

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'

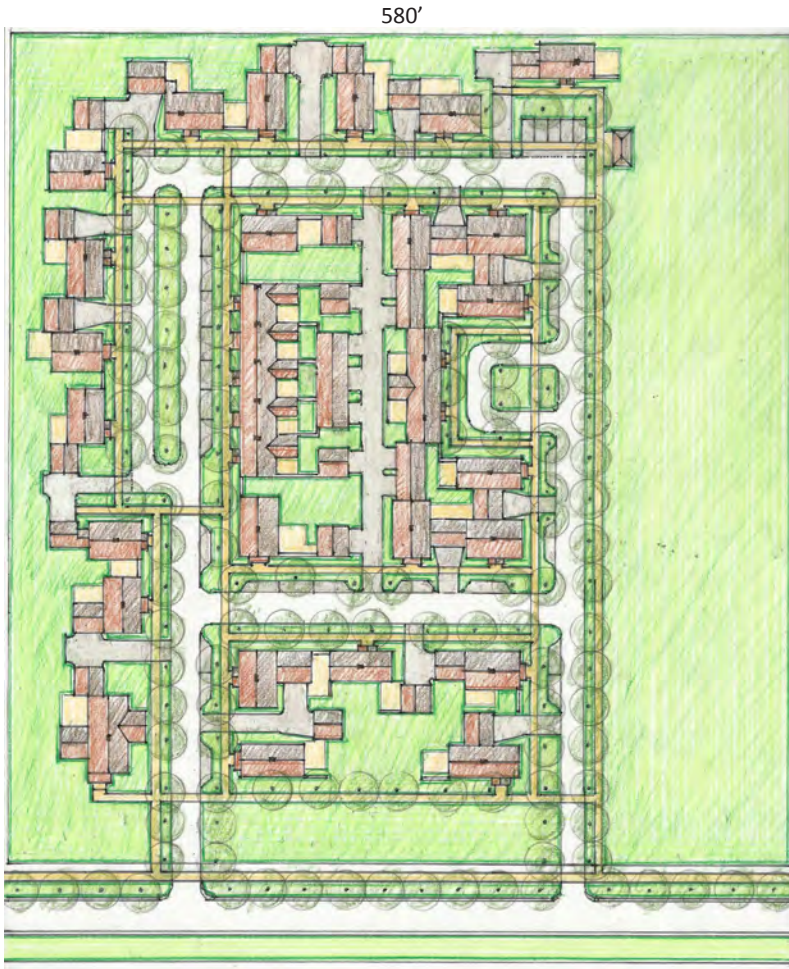
ISOMETRIC AT 1" = 120'



PARCEL SIZE 8 ACRES

DENSITY 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'

