



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 11
6/12/08

DATE: June 4, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development Review
Ralph Wilson, Zoning Supervisor
FROM: Greg Russ, Zoning Coordinator
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To amend the Zoning Ordinance to amend the provisions concerning an established building line; require regulations to implement the provision concerning a sloping lot; amend the maximum height for certain lots in the R-200 zone; and amend the maximum building coverage for certain lots in certain one-family residential zones

TEXT AMENDMENT: No. 08-11
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: Councilmember Berliner, Andrews, Elrich, and Trachtenberg
INTRODUCED DATE: May 6, 2008

PLANNING BOARD REVIEW: June 12, 2008
PUBLIC HEARING: June 17, 2008; 7:30pm

STAFF RECOMMENDATION: Approve ZTA 08-11 to implement a number of the recommendations of the Infill Housing Task Force including: graduated-scale lot coverage for infill housing construction (based on lot sizes), a method for simplifying the Established Building Line (EBL) standards and revision of building heights in the R-200 zone to be consistent with the height requirements of the R-60 and R-90 zones.

PURPOSE AND BACKGROUND OF THE TEXT AMENDMENT

In the Planning Department's Fiscal Year 2007-08 budget, the County Council added a project to the Department's work program supporting a study of Infill Housing and potential tools to improve the compatibility of Infill Housing.

In the summer of 2007, Councilmember Roger Berliner created an Infill Housing Task Force and appointed members to this group. The Task Force was composed of citizen

representatives, members of the builder community, architects, realtors, Planning Department staff and appropriate County staff, and Councilmember Berliner's staff. The work of the Task Force was facilitated by the Conflict Resolution Center of Montgomery County. ZTA 08-11 implements a number of the recommendations of the Task Force, although not all aspects of this ZTA reflect the opinions of all Task Force members.

An important contribution of Planning Department staff was to outline some of the basic issues that affect site design including: compatibility, allowable lot areas, lot coverage, slope and street grade, sediment and erosion control, setbacks, building height, massing and scale, green area, parking, and accessory structures.

Based on research done in other areas about the infill housing problem, the Task Force identified several issues that would need to be examined. These included:

- Floor Area Ratio (FAR)
- Lot Coverage Reduction – potentially on a graduated basis depending on the lot size
- Established Building Lines (EBL)
- Sloping Lot Definition
- Height in R-200 Zone
- Massing Guidelines – voluntary or mandatory
- Neighbor Notification

After careful study, the Infill Housing Task Force was able to reach consensus on a number of important solutions to these issues; however, other issues (some of which are covered by this ZTA) did not result in consensus.

ANALYSIS

I. ESTABLISHED BUILDING LINE (EBL)

The EBL is the minimum front yard building line unless the parameters as depicted in subsection (b) of Section 59-A-5.33 apply where at least two adjacent main buildings (within a 300 foot distance) have an average setback greater than the minimum for the zone. The ZTA clarifies the intent of this existing language. The ZTA also provides an option for the applicant to choose an easier calculation method by allowing the EBL to be based on the average setback of the two adjoining lots. To use this method, all calculations must be based on a licensed survey. In order to perform the survey, the applicant would be required to obtain access to the two adjacent properties. **Staff recommends approval of the Established Building Line changes, with minor clarifications.**

II. SLOPING LOTS

Section 59-A-5.41 states that, on a sloping lot, stories in addition to the number permitted in the zone can be allowed on the downhill side of any building as long as the building

height limit of the zone is adhered to. The ZTA makes plain language clarifications to Section 59-A-5.41 while also requiring the Department of Permitting Services to implement this section under a Method 2 Executive Regulation. **Staff recommends approval of the proposed minor language changes affecting sloping lots and implementation of a Method 2 Executive Regulation.**

III. HEIGHT IN R-200 ZONE

The Zoning Ordinance currently allows a building height of 50 feet for all lots in the R-200 zone. This is significantly higher than what is allowed in the R-60 and R-90 zones, which have a maximum building height of 30 feet at the midpoint of the roof and 35 feet at the ridge.

The consensus of the Task Force was that the building heights for certain lots below the minimum lot size in the R-200 zone should be generally consistent with similarly sized lots in the R-60 and R-90 zones. The consensus on building heights in the R-200-zone was as depicted in the following table:

Recommended Building Heights	
<u>Lot Size</u>	<u>Height [mean/ridge]</u>
a. <15,000 sf	30'/35'
b. >15,000 sf <25,000 sf	35'/40'
c. >25,000 sf <40,000 sf	40'/45'
d. >40,000 sf	50'

Under the ZTA, lots in the R-200 zone that are within the lot size range of the R-60 zone and R-90 zone would be limited to the height requirements of those zones (30' at the midpoint of the roof and 35' feet at the ridge) while those larger R-200 zoned lots in the size range of a typical RE-1 zoned lot would be allowed to maintain the 50' building height limit. **Staff believes the Infill Task Force recommendations for setting building height limits in relation to lot size in the R-200 addresses important design and compatibility issues and should be approved.**

IV. MASSING GUIDELINES

Another issue discussed by the Task Force was the need to break up the massing of buildings. There was general agreement that encouraging architectural features – such as porches, bay windows, and chimneys - was a method to address the massing issue. One way to encourage features that break up mass that was discussed by the Task Force is to exclude porches, bay windows, balconies, chimneys, and covered stoops from the calculation of lot coverage. The ZTA proposes to exclude many of these features from the calculation of lot coverage (lines 71-72 of the ZTA). **Staff supports this recommendation.**

V. LOT COVERAGE REDUCTION

As explained in the Task Force report, a great deal of work focused on lot coverage. Through review of the R-60, R-90 and R-200 zones, the group examined the impacts of lot coverage limits as currently applied in each of the zoning categories. Initial attention concentrated on lot coverage reductions applied per individual zone. However, ensuing discussion led to exploration of a framework for a sliding scale for lot coverage for the subject residential zones. The concept was explored over a number of Task Force meetings, essentially pointing to a uniform method of inverse proportional allowance. Please note that, although the concept of a sliding scale was endorsed by all Task Force members, there was no consensus on the percentages for each size lot. The percentages in this ZTA have been developed by Councilmember Berliner's office, not by the Task Force.

The ZTA implements this concept by creating a graduated scale for lot coverage in the R-200, R-150, R-90, R-60, and R-40 zones. Lot coverage is based on actual lot size—not on the minimum lot size requirement of the zone. The proposed lot size/lot coverage ratios are as follows:

- Lot area less than 6,000 square feet: 30 percent.
- Lot area equal to or greater than 6,000 square feet but less than 15,000 square feet: 30 percent, less one percent for every 1,000 square feet of lot area exceeding 6,000 square feet.
- Lot area equal to or greater than 15,000 square feet: 20 percent.

Staff supports the Task Force approach of a sliding scale for lot coverage.

The compliance provisions of the ZTA tie the proposed requirements to lots created by recorded plat before January 1, 1996 or by plat of 5 or fewer lots recorded after January 1, 1996. The date responds to the maximum validity period of 12-years (from the current year - 2008) for a subdivision plat (APF for preliminary plan approved before a certain date) while the "5 or fewer lots" pertains to the intent of the legislation to address infill development, not larger subdivisions.

Attachment 2 provides charts depicting the impact of the lot coverage provisions on the R-60, R-90 and R-200 zones. A summary of the impacts are as follows:

For R-200 zoned lots:

A total of 46,806 lots in the R-200 Zone

24.7% of all lots meet current standards (20,000sf)

75.3% are smaller than 20,000 sf

50.8 % of the lots fall into the size of 9,000-20,000 sf ("R-90 size typology")

R-200 is the only zone with a gain in lot coverage for some lots (28.45 % of R-200 lots and 8.90% of overall lot total over all zones)
35% of the lots are either not affected or have a gain in lot coverage

For R-90 zoned lots

A total of 37,303 lots in the R-90 Zone

This category is the most stable -- the highest percentage of 0% change under the proposed amendment.

63.6 % of all lots conform to current standards

R-60 zoned lots

A total of 64,202 lots in the R-60 Zone

75% lots comply with current standards

R-60 lots are the most affected by the legislation (100% of lots)

Note: Almost 17% of the sample lot distribution would, under the legislation, gain lot coverage or remain the same.

The higher lot coverage reductions (11% -15% reductions) are exceedingly small statistically [i.e., 14% reduction = .3% of sample].

It should be noted that the uneven distribution in lot coverage reductions reflects the large numbers of non-standard lot sizes, particularly in the wide-ranging R-200 lots. The primary exception to this pattern is that generated by the larger number of generally conforming lots in the R-90 zone.

The attached charts provide scenarios of 5 different lot sizes to show the change in house sizes as a result of the proposed lot coverage provisions. In no case (including the most severe case of a lot coverage reduction of 15% on a 20,000 square foot lot in the R-60 zone, which results in a maximum house size of 10,000) is a property unduly limited in terms of building size.

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Attachments

1. Proposed Text Amendment No. 08-11 (as modified by staff)
2. ZTA Legislation Lot Coverage Impact Charts for R-60, R-90 and R-200 Zones

ATTACHMENT 1

Ordinance No:
Zoning Text Amendment No: 08-11
Concerning: Standards – Residential Zones
Draft No. & Date: 2 – 5/06/08
Introduced: May 6, 2008
Public Hearing: June 17, 2008
Adopted:
Effective:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmembers Berliner, Andrews, Elrich, and Trachtenberg

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the provisions concerning an established building line;
- require regulations to implement the provision concerning a sloping lot;
- amend the maximum height for certain lots in the R-200 zone;
- amend the maximum building coverage for certain lots in certain one-family residential zones; and
- generally amend the development standards for one-family residential zones.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-5 “COMPLIANCE REQUIRED”
Section 59-A-5.33 “Established building line”
Section 59-A-5.41 “Additional stories on sloping lots”
DIVISION 59-C-1 “RESIDENTIAL ZONES, ONE-FAMILY”
Section 59-C-1.32 “Development standards”

*EXPLANATION: **Boldface** indicates a heading or a defined term.
Underlining indicates text that is added to existing laws
by the original text amendment.
[Single boldface brackets] indicate text that is deleted from
existing law by the original text amendment.
Double underlining indicates text that is added to the text
amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted
from the text amendment by amendment.
* * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

28 are set back greater than the minimum, in which case the average
29 setback of all the buildings described in subsection (b) excluding
30 those buildings:

31 (1) in the R-200 zone that are or were ever served by well or
32 septic[,];

33 (2) on the subject property;

34 (3) in a different zone than the subject property;

35 (4) on a through lot that fronts on a street different than the subject
36 property.

37 (5) located on any pipestem, wedge-shaped, or flag-shaped lot; or

38 (6) approved by permit for demolition.

39 is the established building line unless the applicant chooses to
40 calculate the setback as the average setback of the two adjoining lots.
41 To use this method, [[A]]all calculations must be based on a survey
42 that is signed and sealed by a licensed engineer or surveyor. The
43 engineer or surveyor who signed the survey must also file an affidavit
44 attesting to the accuracy of the survey. Any building excluded from
45 the established building line restriction must comply with the
46 minimum setback requirement of the zone.

47 (d) Corner lots have two front yards and are subject to established
48 building line standards on both streets.

49 * * *

50 **59-A-5.41. Additional stories on sloping lot.**

51 On any sloping lot, stories in addition to the number permitted in the zone in which
52 [such] the lot is [situated shall] located must be permitted on the downhill side of
53 any building erected on [such] the lot, but the building height limit [shall] must not

54 otherwise be increased above that specified for the zone. The Department must
 55 implement this section under a regulation adopted under method 2.

56 * * *

57 **Sec. 2. DIVISION 59-C-1 is amended as follows:**

58 **DIVISION 59-C-1. RESIDENTIAL ZONES, ONE-FAMILY.**

59 * * *

60 **59-C-1.32. Development standards.**

61 * * *

	RE-2	RE-2C	RE-1	R-200	R-150 ³	R-90	R-60	R-40 ²	R-4 plex	RMH 200
59-C-1.327. Maximum Building Height (in Feet).										
Except for agricultural buildings, and except as provided in Division 59-B-1, the maximum height of any building or structure [shall] must be [as follows]:										
For any building in these zones:	50	50	50	50*	50			35		50
For a main building in these zones:									35	

<p>For a main building in the zones indicated (*):</p>						*	*			
	RE-2	RE-2C	RE-1	R-200	R-150 ³	R-90	R-60	R-40 ²	R-4 plex	RMH 200
<p>The height must not exceed: (1) 35 feet when measured to the highest point of roof surface regardless of roof type, or (2) 30 feet to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof, subject to the following:</p>										
<p>(a) The height must not exceed 2 ½ stories⁵ or 30 or 35 feet, depending on the method of measurement, if other lots on the same side of the street and in the same block are occupied by buildings with a building height the same or less [that] <u>than</u> this requirement.</p>										
<p>(b) The height may be increased to either 3 stories or 40 feet if approved by the [planning board] <u>Planning Board</u> [through the] <u>in a site plan [approval procedures of division 59-D-3]</u>.</p>						*	*	*		

<u>Equal to or greater than</u>	<u>And less than</u>	<u>Height to the highest point of any roof</u>		<u>The mean height in feet between the eaves and ridge of a gable, hip, mansard, or gambrel roof</u>
<u>25,000</u>	<u>40,000</u>	<u>45</u>	<u>or</u>	<u>40</u>
<u>15,000</u>	<u>25,000</u>	<u>40</u>	<u>or</u>	<u>35</u>
<u>0</u>	<u>15,000</u>	<u>35</u>	<u>or</u>	<u>30</u>

67 Any building constructed under a building permit application filed before {date ZTA enacted}
 68 is not non-conforming, but the building height must not be increased if it exceeds these
 69 standards.

70 ** If the lot was created by a plat recorded before January 1, 1996, or by a plat of 5 or fewer lots
 71 recorded after January 1, 1996, then the maximum percentage of lot area that may be covered by
 72 buildings, including any accessory building and any building floor area above a porch, but
 73 not including any bay window, chimney, or porch, must vary with the lot area as follows:

74 Lot area less than 6,000 square feet: 30 percent.

75 Lot area equal to or greater than 6,000 square feet but less than 15,000 square feet: 30
 76 percent, less one percent for every 1,000 square feet of lot area exceeding 6,000 square
 77 feet.

78 Lot area equal to or greater than 15,000 square feet: 20 percent.

79 Any building constructed under a building permit application filed before {date ZTA enacted}
 80 is not non-conforming, but it must not increase the lot area covered if it exceeds the applicable
 81 limit.

82 * * *

83 **Sec. 3. Effective date.** This ordinance takes effect 20 days after the date of
 84 Council adoption.

85 This is a correct copy of Council action.

86

87

88 _____
 Linda M. Lauer, Clerk of the Council

Zoning Text Amendment 08-11
Proposed legislation concerning: Standards – Residential Zones

R-60 Zone	6,000 sf minimum	# Lots	%
Total lots			
		64,202	100%
Non Compliant @ < 6,000 sf			
		15,947	24.80%
Compliant with current standards			
	@ 6,000-8,999 sf (r-60 size)	48,255	75.20%
	@ 9,000-19,999 sf (r-90 size)	34,783	54.10%
	@ > 20,000 sf (r-200 size)	12,544	19.50%
		928	1.40%
Effects of legislation : R-60 Zone			
Lot coverage Reduction			
	< 6,000 sf)	64,202	100.00%
	(6,000-8,999 sf)	15,947	24.80%
	(9,000-14,999 sf)	34,783	54.17%
	(15,000-19,999 sf)	11,347	17.67%
	(15,000-19,999 sf)	1,197	1.80%
	(>20,000 sf)	928	1.44%

R-90 Zone	9,000 sf minimum	# Lots	%
Total lots			
		37,303	100%
Non Compliant (lesser lot area)			
	@ < 6,000 sf (< r-60 size)	13,547	36.31%
	@ 6,000-8,999 sf (r-60 size)	8,453	22.66%
		5,094	13.65%
Compliant with current standards			
	@ 9,000-19,999 sf (r-90 size)	23,760	63.69%
	@ > 20,000 sf (r-200 size)	21,677	60.59%
		928	2.40%
Effects of legislation: R-90 Zone			
No Effect on Lot Coverage			
	< 6,000 sf)	8,453	22.70%
	(6,000-8,999 sf)	8,453	22.70%
Lot Coverage Reduction			
	< 6,000 sf)	28,854	77.30%
	(6,000-8,999 sf)	5,094	13.65%
	(6,000-8,999 sf)	9,849	26.40%
	(6,000-8,999 sf)	8,660	23.30%
	(6,000-8,999 sf)	3,168	8.49%
	(>20,000 sf)	2,083	5.58%

Zoning Text Amendment 08-11
Proposed legislation concerning: Standards – Residential Zones

R-200 Zone	20,000 sf minimum	# Lots	%
Total lots		46,806	100%
Non Compliant (less lot area)			
@ < 6,000 sf (< r-60 size)		7,811	16.69%
@ 6,000-8,999 sf (r-60 size)		3,596	7.68%
@ 9,000-19,999 sf (r-90 size)		23,817	50.88%
Compliant with current standards		11,582	24.71%
@ >20,000 sf (r-200 size)		11,582	24.71%
Effects of legislation: R-200 Zone			
No Effect on Lot Coverage		3,248	6.94%
@ 10,000@ -10,999 sf 0.00%		3,248	6.94%
Lot Coverage Gain		13,213	28.45%
(< 6,000 sf)		7,811	16.69%
(6,000-8,999 sf)		5,402	11.55%
Lot Coverage Reduction		30,345	64.61%
@ 11,000-14,999 sf 1.4%		9,077	19.30%
@ 15,000-19,999 sf 5%		9,686	20.60%
@ >20,000 sf 5%		11,582	24.71%

Summary - All Lots			# Lots	%
Total lots			148,311	100%
No Effect on Lot Coverage				
0%	R-90 Zone		8,453	5.70%
0%	R-200 Zone		3,248	2.20%
Lot Coverage Gain				
1%	R-200		1,806	1.20%
2%	R-200		1,223	0.80%
3%	R-200		1,166	0.70%
4%	R-200		1,207	0.80%
5%	R-200		7,811	5.20%
Lot Coverage Reduction				
1%	R-90 & R-200		3,588	1.90%
2%	R-90 & R-200		3,391	2.20%
3%	R-90 & R-200		4,996	3.30%
4%	R-90 & R-200		7,693	5.10%
5%	R-60 & R-90 & R-200		41,563	28.02%
6%	R-60 & R-90		17,339	11.60%
7%	R-60 & R-90		15,251	10.20%
8%	R-60 & R-90		9,578	6.40%
9%	R-60 & R-90		5,959	4.00%
10%	R-60 & R-90 & R-200		8,101	5.40%
11%	R-60		1,614	1.00%
12%	R-60		1,062	0.70%
13%	R-60		669	0.40%
14%	R-60		468	0.30%
15%	R-60		2,125	1.40%

INFILL HOUSING - Zoning Text Amendment 08-11 concerning Standards for Residential Zones [revision 6-06-08]

Proposal for Changes to Lot Coverage								Recommended Building Heights						
data set		~ 64,202 lots		~ 37,307 lots		~ 46,806 lots		Bldg Ht	~ 64,202 lots	~ 37,307 lots	~ 46,806 lots	R-200 Ht / Existing	R-200 Ht / Proposed	R-200 Ht / Reduction
Lot Size	Proposed % lot coverage	R-60 % current / proposed reduction / gain	lot distribution	R-90 % current / proposed reduction / gain	lot distribution	R-200 % current / proposed reduction / gain	lot distribution		R-60 Ht	R-90 Ht	R-200 Ht / Existing	R-200 Ht / Proposed	R-200 Ht / Reduction	
< 6,000 ft ²	30%	35% / - 5% [~15,947 lots]	[~47,200 lots]	30% / 0% [~8,453 lots]	[~13,547 lots]	25% / +5% [~7,811 lots]	[~3,596 lots]	≤ 15,000 ft ²	30' (35' peak)	30' (35' peak)	50' (mean)	30' (35' peak)	20'	
6,000 - 6,999 ft ²	29%	35% / - 6% [~14,062 lots]		30% / - 1% [~702 lots]		25% / +4% [~1,207 lots]		25% / +3% [~1,166 lots]	20'					
7,000 - 7,999 ft ²	28%	35% / - 7% [~12,816 lots]		30% / - 2% [~1,132 lots]		25% / +3% [~1,166 lots]		25% / +2% [~1,223 lots]	20'					
8,000 - 8,999 ft ²	27%	35% / - 8% [~7,905 lots]		30% / - 3% [~3,260 lots]		25% / +2% [~1,223 lots]			20'					
9,000 - 9,999 ft ²	26%	35% / - 9% [~4,684 lots]	[~48,255 lots] [~7,600 lots]	30% / - 4% [~5,497 lots]	[21,677 lots] [~23,760 lots]	25% / +1% [~1,806 lots]	[~23,817 lots] [~35,224 lots]						20'	
10,000 - 10,999 ft ²	25%	35% / - 10% [~2,850 lots]		30% / - 5% [~4,352 lots]		25% / 0% [~3,248 lots]		25% / - 1% [~2,886 lots]	20'					
11,000 - 11,999 ft ²	24%	35% / - 11% [~1,614 lots]		30% / - 6% [~3,277 lots]		25% / - 1% [~2,886 lots]		25% / - 2% [~2,259 lots]	20'					
12,000 - 12,999 ft ²	23%	35% / - 12% [~1,062 lots]		30% / - 7% [~2,435 lots]		25% / - 2% [~2,259 lots]		25% / - 3% [~1,736 lots]	20'					
13,000 - 13,999 ft ²	22%	35% / - 13% [~669 lots]		30% / - 8% [~1,673 lots]		25% / - 3% [~1,736 lots]		25% / - 4% [~2,196 lots]	20'					
14,000 - 14,999 ft ²	21%	35% / - 14% [~468 lots]		30% / - 9% [~1,275 lots]		25% / - 4% [~2,196 lots]		25% / - 5% [~2,749 lots]	20'					
15,000 - 15,999 ft ²	20%	35% / - 15% [~402 lots]		30% / - 10% [~997 lots]		25% / - 5% [~2,749 lots]		25% / - 5% [~2,082 lots]	15,000 - 24,999 ft ²	50' (mean)	35' (40' peak)	15'		
16,000 - 16,999 ft ²	20%	35% / - 15% [~264 lots]		30% / - 10% [~704 lots]		25% / - 5% [~2,082 lots]		25% / - 5% [~1,700 lots]						
17,000 - 17,999 ft ²	20%	35% / - 15% [~205 lots]		30% / - 10% [~585 lots]		25% / - 5% [~1,700 lots]		25% / - 5% [~1,477 lots]						
18,000 - 18,999 ft ²	20%	35% / - 15% [~177 lots]		30% / - 10% [~470 lots]		25% / - 5% [~1,477 lots]		25% / - 5% [~1,678 lots]						
19,000 - 19,999 ft ²	20%	35% / - 15% [~149 lots]	30% / - 10% [~412 lots]	25% / - 5% [~1,678 lots]										
≥ 20,000 ft ²	20%	35% / - 15% [~928 lots]	30% / - 10% [~2,083 lots]	25% / - 5% [~11,582 lots]	25,000 - 39,999 ft ² or	50' (mean)	40' (45' peak)	10'						
					≥ 40,000 ft ²	50' (mean)	50' (mean)							

Scenarios	Prop. footprint	R-60 / reduction	% house size	R-90 / reduction	% house size	R-200 / reduction/gain	% house size	R-60	R-90	R-200	Reduction
Lot 6,000 ft ² @ 30%	1,800 ft ²	2,100 / -300 sf		1,800 / -000 sf		1,500 / + 300 sf		30' (35' peak)	30' (35' peak)	30' (35' peak)	*-15'
	~ house size *	change in house size		change in house sf		change in house sf					
	4,500 ft ²	5,250 / -750 sf	-14%	6,750 / -000 sf	0%	3,750 / + 1,500 sf	+4%				
Lot 9,000 ft ² @ 26%	2,340 ft ²	3,150 / -810 sf		2,700 / -360 sf		2,250 / + 90 sf		30' (35' peak)	30' (35' peak)	30' (35' peak)	*-15'
	~ house size *	change in house size		change in house sf		change in house sf					
	5,850 ft ²	7,875 / -2,025 sf	-25%	6,750 / -900 sf	-13%	5,625 / + 225 sf	*+4				
Lot 12,000 ft ² @ 23%	2,760 ft ²	4,200 / -1,450 sf		3,600 / -840 sf		3,000 / -240 sf		30' (35' peak)	30' (35' peak)	30' (35' peak)	
	~ house size *	change in house sf		change in house sf		change in house sf					
	6,900 ft ²	10,500 / -3,600 sf	-34%	9,000 / -2,100 sf	-23%	7,500 / -600 sf	-8%				
Lot 15,000 ft ² @ 20%	3,000 ft ²	5,250 / -2,250 sf		4,500 / -1,500 sf		3,750 / -750 sf		30' (35' peak)	30' (35' peak)	35' (40' peak)	*-15'
	~ house size *	change in house sf		change in house sf		change in house sf					
	7,500 ft ²	13,125 / -5,625 sf	-42%	11,250 / -3,750 sf	-33%	9,375 / -1,875 sf	-20%				
Lot 20,000 ft ² @ 20%	4,000 ft ²	7,000 / -3,000 sf		6,000 / -2,000 sf		5,000 / -1,000 sf		30' (35' peak)	30' (35' peak)	40' (45' peak)	10'
	~ house size *	change in house sf		change in house sf		change in house sf					
	10,000 ft ²	17,500 / -7,500 sf	-42%	15,000 / -5,000 sf	-33%	12,500 / -2,500 sf					

Applies to:

a) Plat created before Jan 1, 2003;

b) Plat ≤ 5 lots recorded after Jan 1, 2003.

* building size estimated at 250% of lot coverage allowance