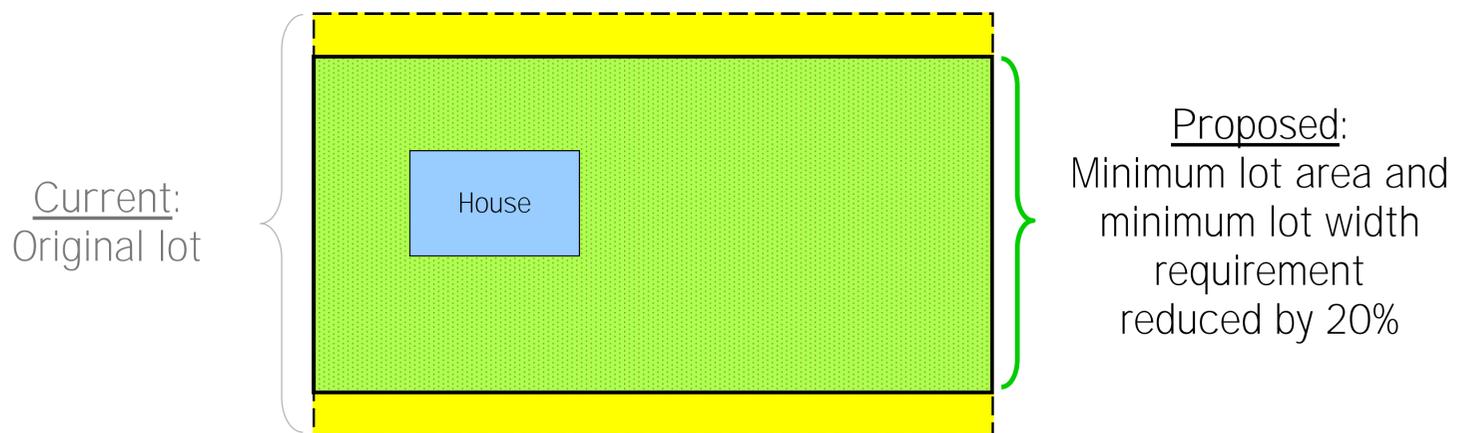


Considerations for: All Residential Zoning Districts

1. Reduce Minimum Lot Area and Lot Width by 20%

- Provide more flexibility for property owners of larger lots by reducing the minimum lot dimensional standards to encourage incremental, small-scale residential infill

Example of a Lot Reduced by 20% in Area and Width

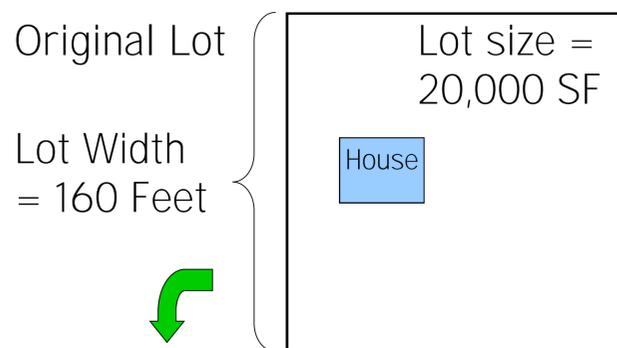


* Other standards such as setbacks and the provision of off-street parking would still be required

2. Establish Lot Area Averaging

- Where a lot has at least twice the minimum lot area, allow subdivision that would permit lot sizes that are 30% smaller so that homes may be preserved and land used more efficiently

Example: RS4 Zoning District
Min Lot Size = 10,000 SF
Min Lot Width = 80 Feet



IF... The property meets the requirements for subdivision (twice the minimum lot area & lot width) **but the home's existing placement is problematic for subdivision**

THEN... Lot area averaging allows the home to be preserved while permitting a smaller parcel to be subdivided. The small lot can be no more than 30% smaller than the minimum standard

