

R1 VARIATION ZONES

GUIDE

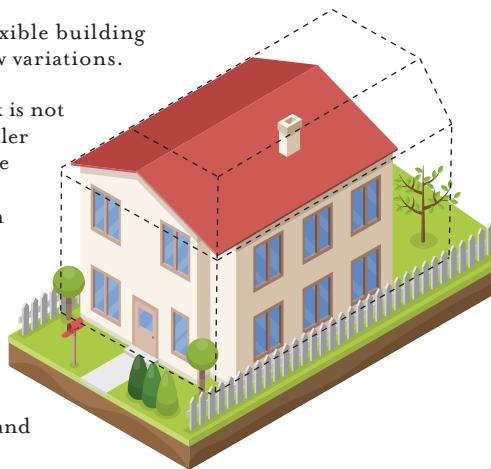
The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

R1V (R1V1 | R1V2 | R1V3 | R1V4)

Variable-Mass Variation

CHARACTERISTICS

- Offers the most flexible building envelope of the new variations.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- Especially suitable for neighborhoods that have varying architectural styles or neighborhoods with a mix of older and newer homes.

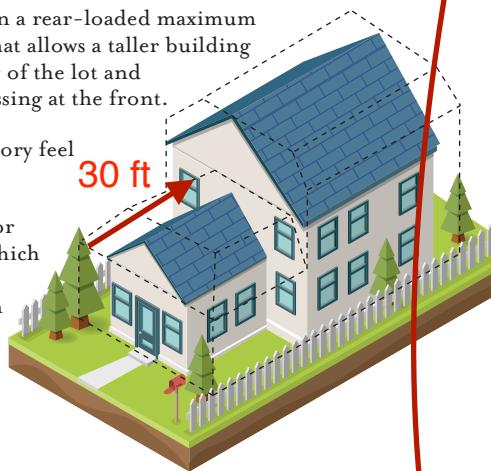


R1R (R1R1 | R1R2 | R1R3 | R1R4)

Rear-Mass Variation

CHARACTERISTICS

- Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- Encourages a one-story feel along the street.
- Especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original buildings.



Scale Designation and Maximum Residential Floor Area Ratio (RFAR)

The RI Variation Zones are further differentiated by scale from larger (1) to smaller (4). This final number designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected form and scale.

HOW MUCH CAN I BUILD ON MY LOT?

V-3 and R-3 have the SAME scale and mass.

The number “3” designates the allowed Residential Floor Area Ratio (RFAR) and varies based on lot size.

HOW DO I CALCULATE MY LOT?

Example: Lot size 7010 sq ft

$7010 \times 0.41 \text{ (RFAR)} = 2871 \text{ sq ft}$. Therefore the maximum allowed house for my lot is 2871 sq feet.

WHAT'S THE DIFFERENCE?

- Both zones have the GARAGE at the REAR.
- Both zones give you the EXACT same Sq footage allowance.
- Neither of the zones protect the architecture or style or have any historical preservation.
- The flexible V3 will allow you to place your addition upwards at the front, or at the back.
- The restricted R3 (rear mass) will only allow building with a 30 foot set back from the front of your house (not from front of property line). This typically means that you lose yard space if you want to build.

LOT SIZE	1	2	3	4	MAX. LOT COVERAGE
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%