RCPNA: Residential Infill Project Update - Oct.	23, 2018	· ·									į.	
The following data was developed by Arch Merrick to inform the illustrations used in Residential Infill Project Update presented DeRidder at the RCPNA GM meeting Oct. 23	the d by Tamara											
Published by Tamara DeRidder, AICP Factors						Allowed areas in Square Feet for Selected Options						
Oct. 27, 2018	R7	R5	R5 corner	R2.5	R7 House + ADU		R5 House + ADU R5				2.5 3-4PlexBonus	
			same as R2.5	under exist	ing code.							
Minimum lot size	4200	3000	1600	1600								
Typical lot size-(original minimum)	7000	5000	2500	2500	7000	7000	5000	5000	?	2500	2500	
Lot Coverage												
1 Dwelling Unit Nominal FAR	0.4	0.5	0.7	0.7	2800		2500		1	750		
includes detached garage												
1 Dwelling Unit plus ADU nominal FAR	0.5	0.6	0.8	0.8	3500		3000			2000		
With easy access "bonus"	0.6	0.7	0.9	0.9								
3-4 Dwelling units	0.6	0.7	0.9	0.9								
With easy access "bonus"	0.7	0.8	1	. 1		4900		4000			2500	
Basement area at least 4 feet below grade	e No limit	No limit	No limit	No limit								
Basement with maximum floor plate					1750	2450	1500	2000		1000	1250	
Attic-assume 30% of max floor plate	add	add	add	add	525	735	450	600	0	300	375	
Total Max Area for Typical lot size					5775	8085	4950	6600	0	3300	4125	
Setbacks												
Front	10	10	10	10								
Rear	5			5								
Side	5			5								
At bay	3			3				1				
Height - midpoint of roof	30	_										
Entry Height above grade	4	4	4	4								
Number of street facing entries												
Off street parking required	none	none	none	none								
Off street parking allowed	yes	yes	rear yard	rear yard								
Skinny lots - Rezoned to R2.5												
Skinny lots - condo duplexes												
Flag lot houses allowed												
				1								