Understanding Trends

1 Teardowns

- Between 70 and 80 teardowns each year.
- Between Fiscal Years 2008 to 2015, over **400** single-family dwellings were demolished and replaced with new homes.

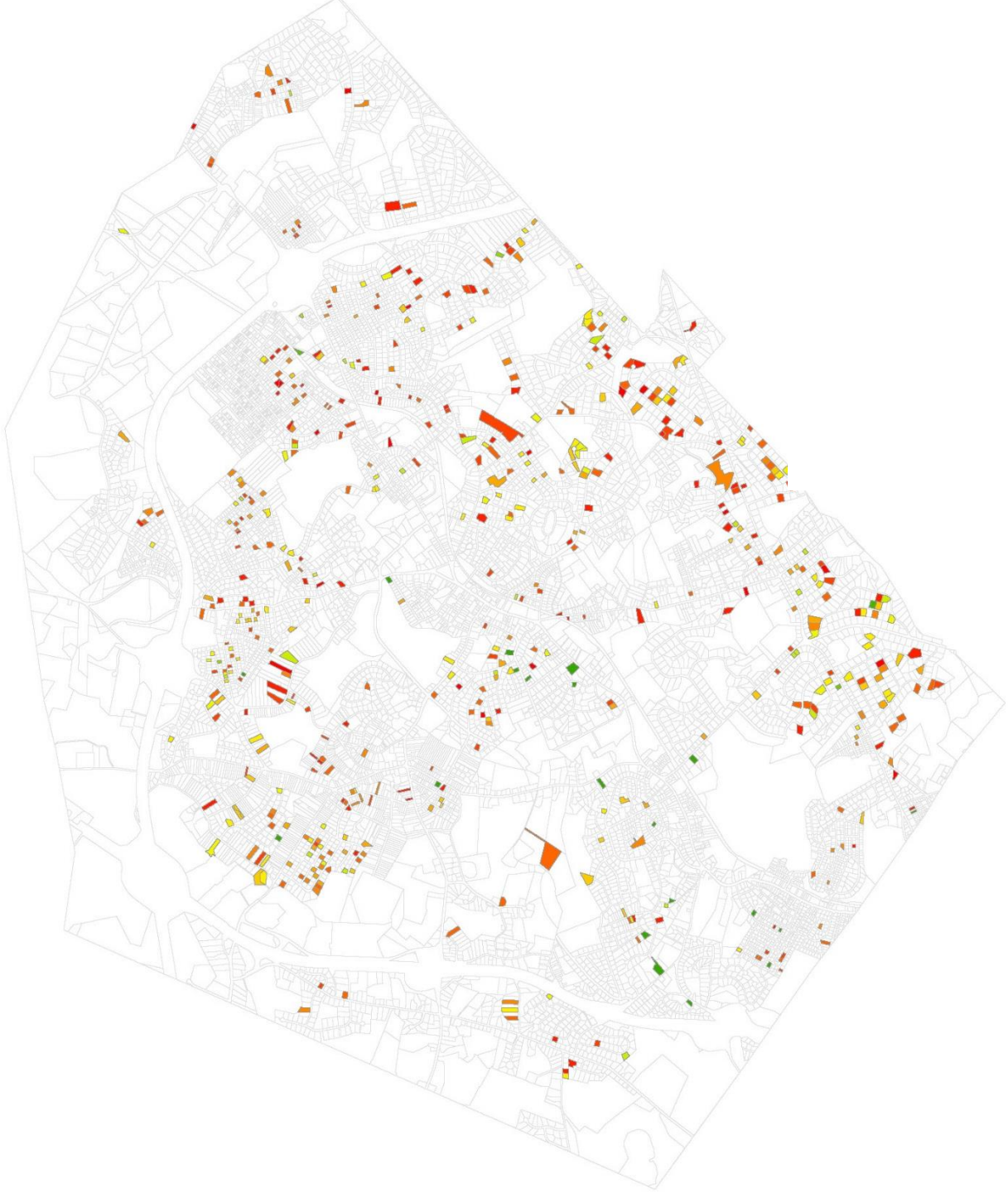
Source: Town of Lexington Assessors Database

1 Location of Teardowns

Legend

Teardowns

- Teardowns Pre-2000
- Teardown, 2000
- Teardown, 2001
- Teardown, 2002
- Teardown, 2003
- Teardown, 2005
- Teardown, 2006
- Teardown, 2007
- Teardown, 2008
- Teardown, 2009
- Teardown, 2010
- Teardown, 2011
- Teardown, 2012
- Teardown, 2013
- Teardown, 2014
- Teardown, 2015



Source: Lexington Planning Department, 2015

Understanding Trends

2 Tree Canopy Loss

Since the Tree By-law was enacted in 2002, over ***1,890 trees***, representing ***16,416 diameter inches*** have been removed from the setback areas of residential lots.

Understanding Trends

3 Housing in Lexington (2014):

12,084 Housing Units in Lexington

- **10,236** Single-Family Units (85%)
- **319** Two-Family Units (3%)**;**
- **1,529** Multi-family Units or Apartments (12%)

Source: Lexington Housing Production Plan, 2014.

Understanding Trends

4 New Residential Construction

What size houses are being built?

Year	# Single-Family New Construction	Average Living Area (SF)*
2010	**14**	**3,986**
2015	**54**	**4,630**

**Living Area does not include garages or unfinished space.*

Single-family median home price has more than tripled since 1993:

- 1993 = $291,000
- 2013 = $810,000
- 2015 = $1,000,000

Sources: Lexington Housing Production Plan, Multiple Listing Service

Dimensional Controls in Lexington: Table 2

1. MINIMUM LOT AREA
2. MIN. FRONTAGE
3. MINIMUM FRONT, SIDE & REAR YARDS (A.K.A. SETBACKS OR NO BUILD ZONES)
4. FLOOR AREA RATIO
5. SITE COVERAGE
6. MAXIMUM HEIGHT

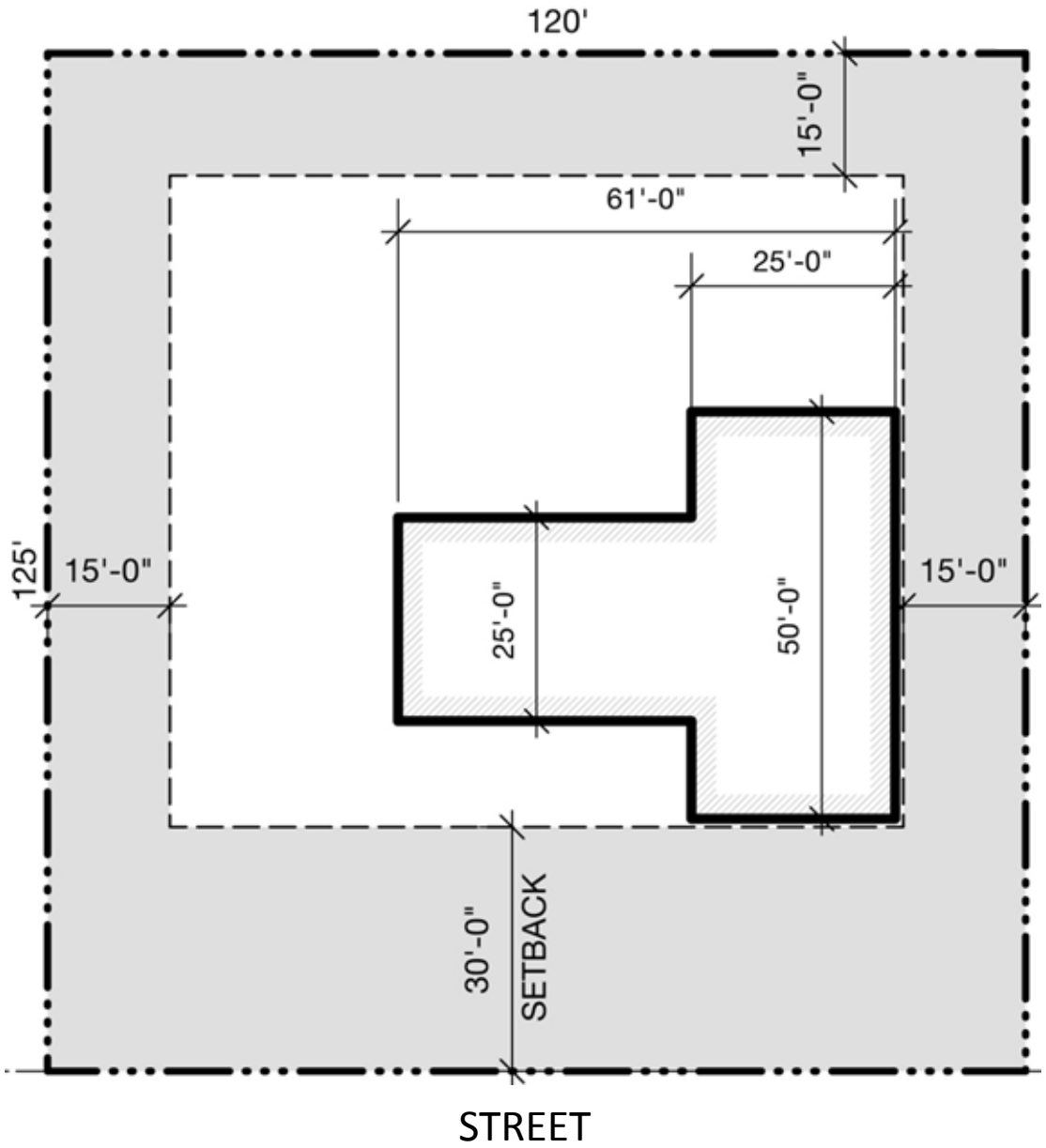
4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS

	Zoning Districts								
	RO	**RS & RT**	**CN**	**CRS**	**CS**	**CB**	**CLO**	**CRO**	**CM**
Minimum lot area	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	30	30	30	30	30	NR(c)	50	100	25
Minimum side yard in feet	15(d)	15(d)	20	20	15	NR	30	50	25(f)
Minimum rear yard in feet	15(d)	15(d)	20	20	20	10	30	50	25(f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	15	15	30	30	30	30	50	100	100(f)
Maximum floor area ratio (FAR)	NR(g)	NR(g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35(f)
Maximum site coverage	15%(e)	15%(e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height:									
In stories:	2.5	2.5	3	3	3	2	3	3	NR
In feet:	40	40	45	45	45	30	45	45	65(f)
Other buildings, maximum height:									
In stories:	2.5	2.5	1	2	2	2	2	3	NR
In feet:	40	40	15	25	25	25	30	45	65(f)

As used in the Schedule of Dimensional Controls, symbol "NR" means no requirements, "AC" means acres, "SF" means square feet, and "feet" means linear feet.

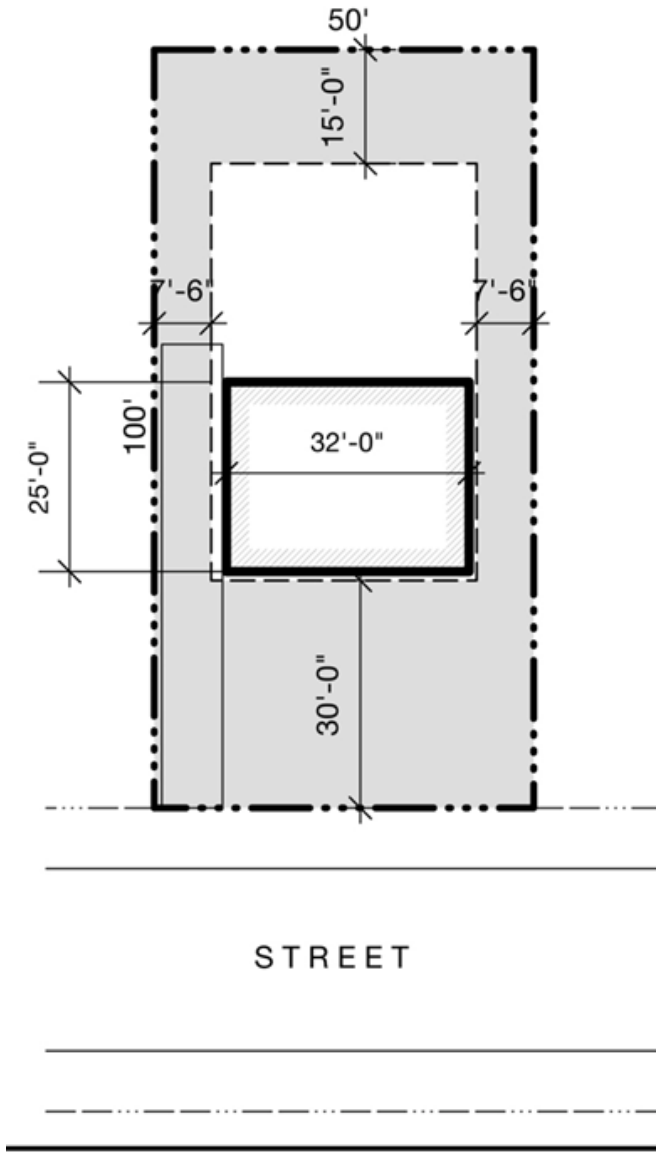
Dimensional Controls in Lexington: Yards (a.k.a. Setbacks)

		RO	RS & RT
1. MINIMUM LOT AREA	Minimum lot area	30,000 SF	15,500 SF
2. MIN. FRONTAGE	Minimum lot frontage in feet	150	125
3. MINIMUM FRONT, SIDE & REAR YARDS (A.K.A. SETBACKS OR NO BUILD ZONES)	Minimum front yard in feet (a), (b), (h)	30	30
	Minimum side yard in feet	15(d)	15(d)
	Minimum rear yard in feet	15(d)	15(d)
	Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	15	15
4. FLOOR AREA RATIO	Maximum floor area ratio (FAR)	NR(g)	NR(g)
5. SITE COVERAGE	Maximum site coverage	15%(e)	15%(e)
6. MAXIMUM HEIGHT	Institutional buildings, maximum height: In stories: In feet:	 2.5 40	 2.5 40
	Other buildings, maximum height: In stories: In feet:	 2.5 40	 2.5 40

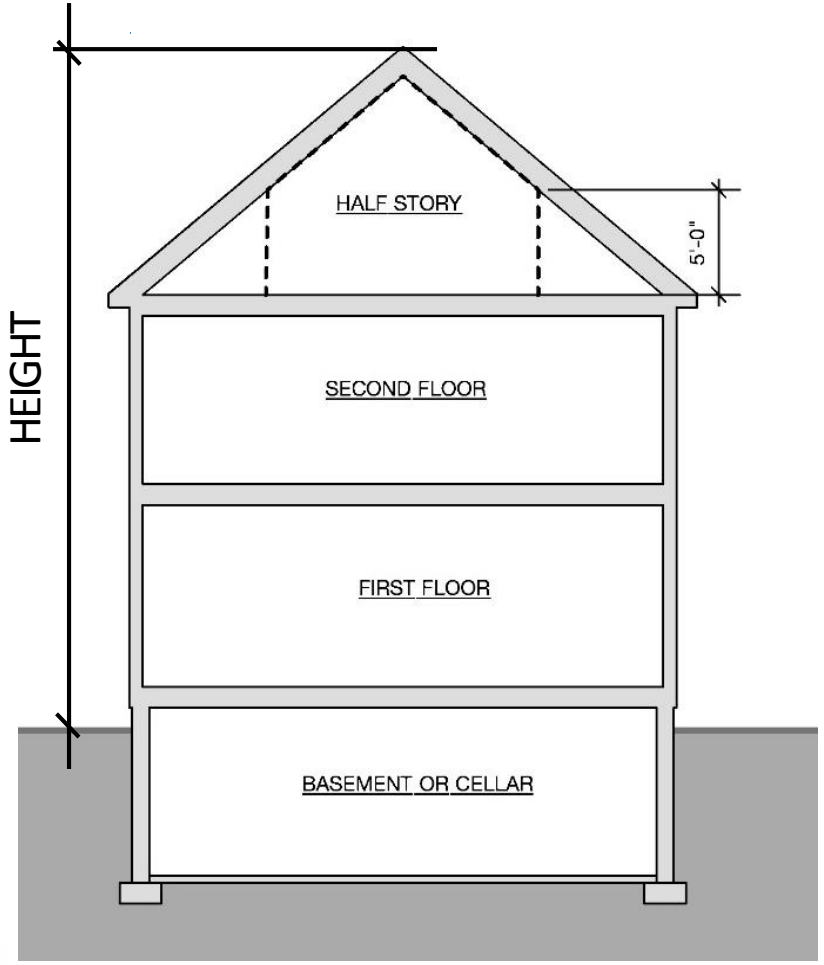


Dimensional Controls in Lexington: Nonconforming Frontage Side Yards

Nonconforming frontage (FT)	Reduced side yard (FT)
>75 but ≤100	12
>50 but ≤75	10
>0 but ≤50	7.5



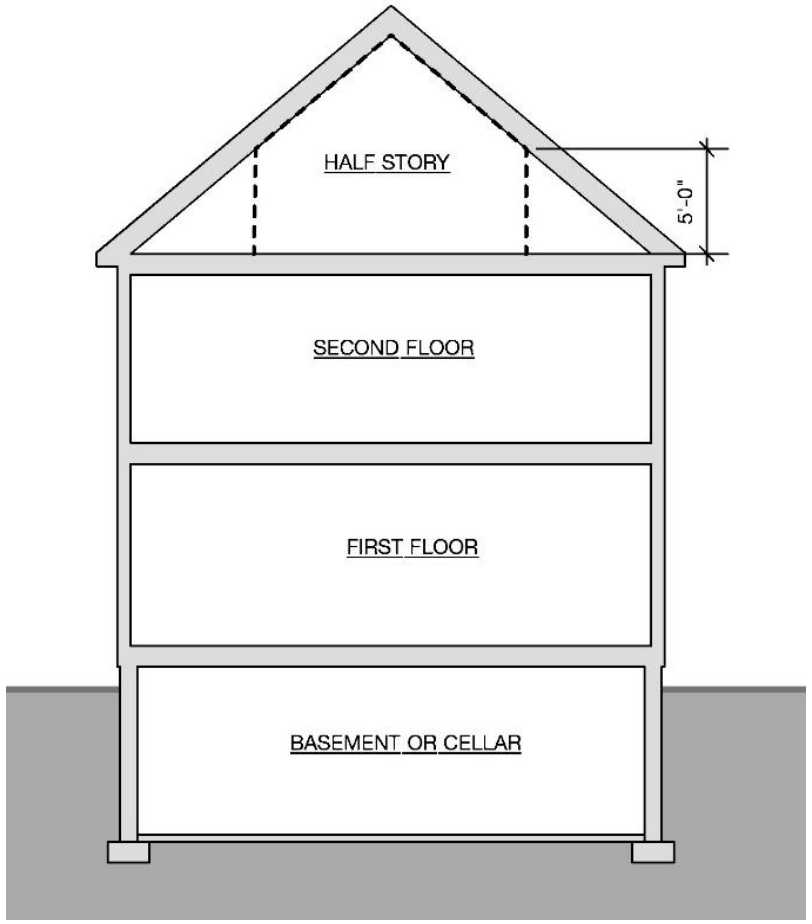
Dimensional Controls in Lexington: Building Height



- Height is measured from natural grade prior to disturbance for construction to the top of the structure.

Height, Building:
The vertical distance between the lower elevation and the upper elevation, as described below.
1.The lower elevation shall be the natural grade of the land at the point of measurement prior to disturbance for construction. The elevation of the natural grade prior to disturbance for construction shall be certified by a registered land surveyor, or may be such elevation as the Building Commissioner may determine from Town maps or records. In a case where the finished grade is lower than the natural grade, the finished grade shall be the lower elevation.
2. The upper elevation shall be the highest point of any ridge, gable, other roof surface, or parapet.

Dimensional Controls in Lexington: Gross Floor Area (GFA)



- Gross Floor Area (SF) is the sum of the floor areas on each level.

  Gross floor area:
  The sum, in square feet, of the horizontal areas of all stories of a building or several buildings on the same lot measured from the exterior face of exterior walls, or from the center line of a party wall separating two buildings. Gross floor area shall also include garages, basements, cellars, porches and half stories, but shall exclude crawl spaces, attics, and decks. Where the text of this bylaw refers to floor area, the term shall mean gross floor area unless the term net floor area is used.

- Floor Area Ratio is Gross Floor Area divided by Lot Size (SF).

Understanding Trends

5 Residential Zoning in Other Communities

- How does Lexington Zoning compare to other communities?

Municipality	Lexington		Burlington/ not inc. garden apts. or continuing care	Woburn				Winchester	Arlington/ there are others		Belmont / there are others		Waltham/ there are others	Lincoln	Concord				Bedford			
Zoning Dimension Controls																						
Name of Residential District	RO	RS & RT	RO	R-1	RDA	RDB	RDC	RG	R0	SR-A	SR-B	RA-1	RA-2	R-1	AA	A	B	C	R	A	B	C
Minimum Lot Area (SF)	30,000	15,500	20,000	12,000	20,000	10,000	15,000	6,500	9,000	25,000	12,000	20,000	15,000	80,000	80,000	40,000	20,000	10,000	60,000	40,000	30,000	25,000
Minimum Frontage (FT)	150	125	100	100	100	80	100	65	75	125	90	100	80	120	200	150	125	80	200	150	125	115
Setback, Front (FT)	30	30	25	25	35	25	35	20	25	30	25	40	40	50	40	40	20	20	35	35	35	35
Setback, Side (FT)	15	15	15	12	20	15	20	10	10	15	10	20	20	50	15	15	15	15	15	15	15	15
Setback, Rear (FT)	15	15	15	30	20	15	20	10	20	40	30	40	40	50	30*	30*	30*	30*	30	30	30	30
Max. Height of Structures (FT)/ Stories	40/ 2.5	40/ 2.5	30	35/ 2.5	40/2.5	40/2.5	40/ 2.5	40/2.5	35/2.5	36/2.5	36/2.5	35/ 2.5	35/2.5	36/2.5	35	35	35	35	37	37	37	37
Floor Area Ratio	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Landscaped Usable Open Space [1]	x	x	x	50%	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Building Ground Coverage[2]	x	x	x	25%	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Min. % Open Area[3]	x	x	x	x	75%	70%	70%	70%	x	50%	50%	x	x	x	x	x	x	x	x	x	x	x
Lot Coverage Maximum Percent	x	x	x	x	x	x	x	x	35%	20%	25%	20%	20%	25%	x	x	x	x	x	x	x	x
Open Space Minimum/ Percent of Gross Floor Area--Landscaped	x	x	x	x	x	x	x	x	10%	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space Minimum/ Percent of Gross Floor Area--Usable	x	x	x	x	x	x	x	x	30%	x	x	x	x	x	x	x	x	x	x	x	x	x
Maximum size of structure	x	x	x	x	x	x	x	x	x	x	x	x	x	6500	x	x	x	x	x	x	x	x

1. Woburn: USABLE OPEN SPACE: Space in a yard that is unoccupied by buildings, and not devoted to service driveways, off-street loading or parking spaces and ways.

2. Woburn: BUILDING GROUND COVERAGE: The percentage of total lot area covered by buildings.

3. Winchester: Min. % Open Space: OPEN AREA, PERCENTAGE. That percentage of the lot area which is not occupied by any structure.

4. Arlington: Lot Coverage Maximum Percent

5. Arlington: Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes

6. Arlington: Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the recreation including swimming pools, tennis courts or similar facilities, for garden or for household occupants of the lot for service activities such as clothes drying; which space is at least 75 percent open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 percent of the area has a grade of less than eight (8) percent and (2) no horizontal dimension is less than 25 feet.

- Communities with larger rear setbacks than Lexington (15’) for comparable sized lots: Woburn (30’), Winchester (20’), Arlington (20’), Belmont (30’ & 40’), Waltham (40’), Lincoln (50’), Bedford (30’)…and Concord (30’).
- Burlington has the same rear setback (15’) for a 20,000 SF lot size.

Understanding Trends

5 Residential Zoning in Other Communities

- What are other communities doing about residential redevelopment?

Town	Floor Area Ratio (Max. Gross Floor Area)	Site Plan Review
Brookline	Yes, varies for each district.	Yes, for Special Permit review.
Chelmsford	No	Yes, site plan approval for single-family homes over 4,000 gross square feet.
Lincoln	No	Yes, site plan review if proposed plan is 4,000 SF or 8% of the lot area or GFA is equal to or exceeds 6,500 SF.
Newton	Yes, varies for each district.	Yes, for Special Permit review (granted if proposal consistent with neighborhood).
Wellesley	No	Yes, Large Home Review thresholds are: • 3,600 SF* on 10,000 SF lots • 4,300 SF* on 15,000 SF lots • 5,900 SF* on 20,000 SF lots • 7,200 SF* on 30 and 40,000 SF lots *Total Living Area Plus Garage Space

Source: Concord Mansionization Study, 2015

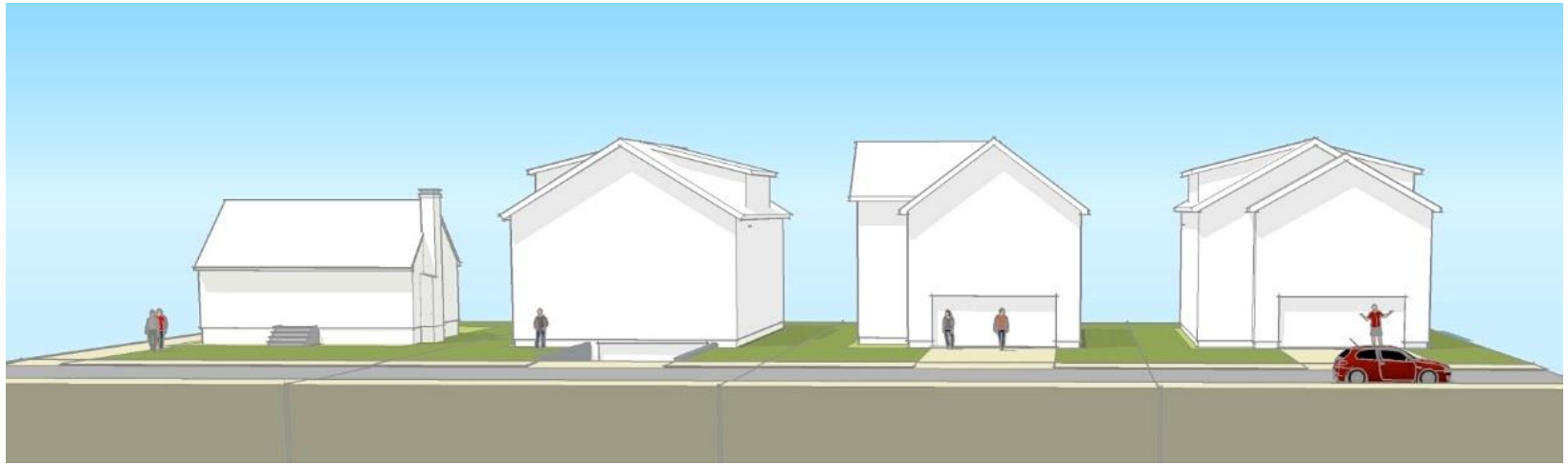
Article 41: Gross Floor Area

Purpose:

New residential construction is often being built close to the maximum size allowable, as determined by setback and height limits.

Gross Floor Area (G.F.A.) is a potential zoning amendment which would establish a maximum square foot size, limiting house size in relation to the lot size.

It would complement Lexington's other zoning dimensional controls.



Gross Floor Area: Two Options

Lot Area	Max. Gross Floor Area (Low)	*Max. Gross Floor Area (High)*
0-5,000	0.72 * Area	*1.15 * Area*
5,000-7,500	3,600 + 0.32 * (Area – 5,000)	*5,750 + 0.55 * (Area – 5,000)*
7,500-10,000	4,400 + 0.32 * (Area – 7,500)	*7,125 + 0.23 * (Area – 7,500)*
10,000-15,000	5,200 + 0.25 * (Area – 10,000)	*7,700 + 0.20 * (Area – 10,000)*
15,000-30,000	6,450 + 0.20 * (Area – 15,000)	*8,700 + 0.16 * (Area – 15,000)*
More than 30,000	9,450 + 0.315 * (Area – 30,000)	*11,100 + 0.16 * (Area – 30,000)*

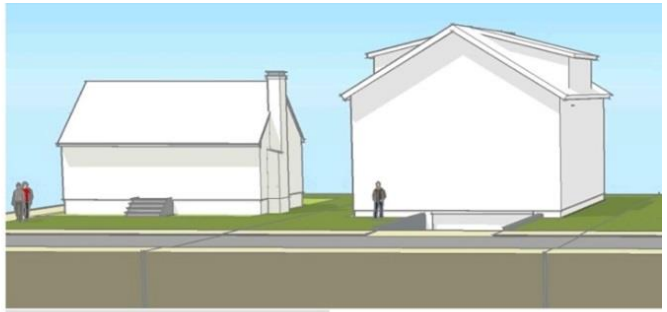
Gross Floor Area:

- **5,000 SF Lot**
- **Typical House & Max. Allowed**

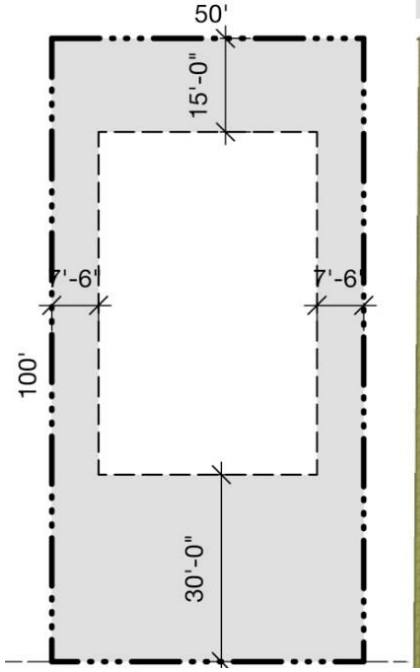
Range of what is possible with existing controls

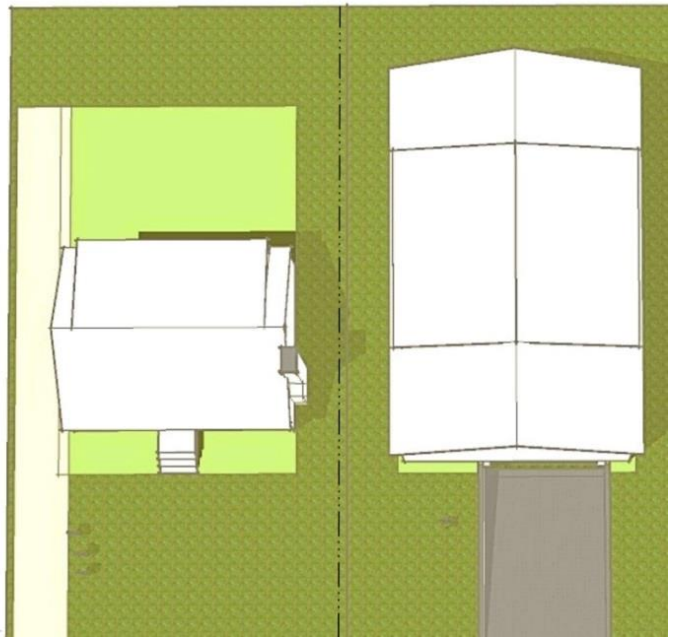
- Typical small house might have *GFA of 2,200 – 2,500 SF*

- With setbacks & height limits, maximum GFA is approximately *6,500 SF*



TYPICAL HOUSE / EXAMPLE:	TYPICAL SMALL CAPE W/ SIDE YARD PARKING	HYPOTHETICAL NEW HOUSE -- BUILT TO MAX. GFA WITHIN ALLOWED SETBACKS & HEIGHT LIMIT
GROSS FLOOR AREA:	2,200 SQ. FT.	6,500 SQ. FT.
	BASEMENT 800 1ST FL 800 2ND FL 600 3RD FL 0	BSMNT. INCL GAR. 1,750 1ST FL 1,750 2ND FL 1,750 3RD FL 1,250
FLOOR AREA RATIO:	0.44	1.30

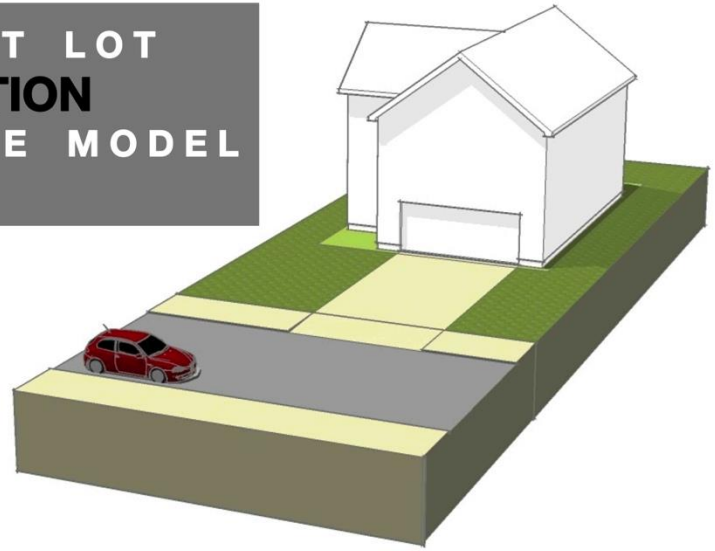


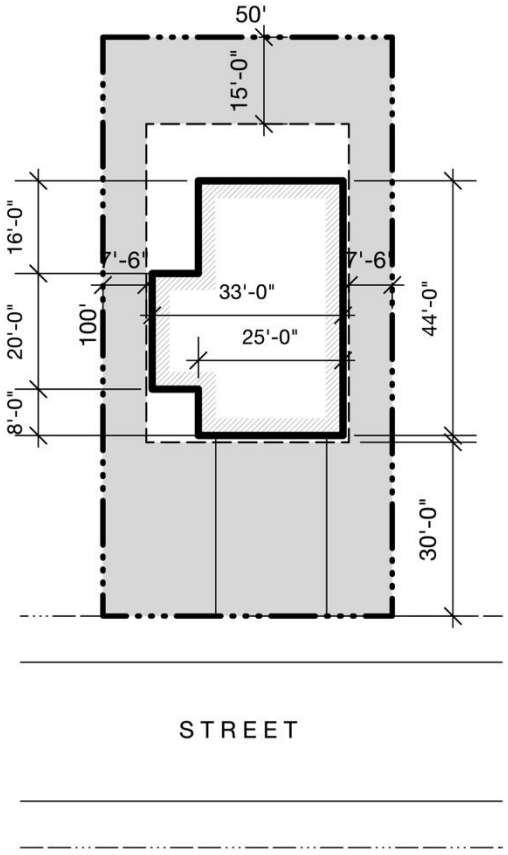


Gross Floor Area:

- **5,000 SF Lot**
- **Lower GFA Option**

5,000 SQUARE FOOT LOT
LOWER G.F.A. OPTION
3,600 SQ.FT.(GFA) HOUSE MODEL
0.72 F.A.R.





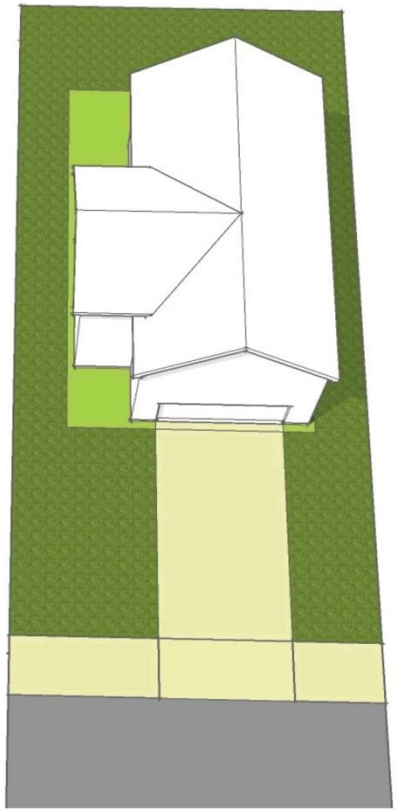
2-1/2 - STORY HOUSE WITH :

- ***FULL BASEMENT***
- ***PARTIALLY UNFINISHED ATTIC***
- ***2-CAR GARAGE AT GRADE***
- ***STRUCTURE IS 30' HIGH PER PROPOSED HEIGHT LIMIT***

GROSS FLOOR AREA BREAKDOWN

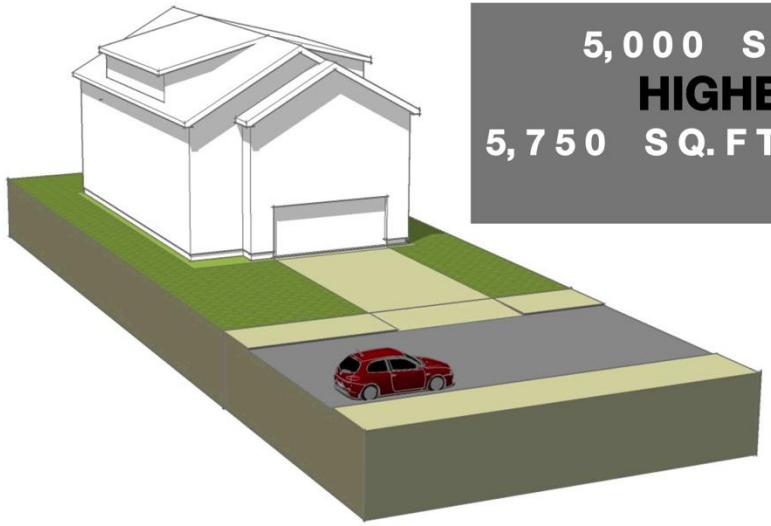
3RD FLOOR (FINISHED)	200*
2ND FLOOR	1,300
1ST FLOOR & PORCH	800
GARAGE	500
BASEMENT	800
SITE COVERAGE AREA	1,300 --26%
AREA INSIDE SETBACKS	1,925

* POTENTIAL FOR 650 SF AT 3RD FLOOR

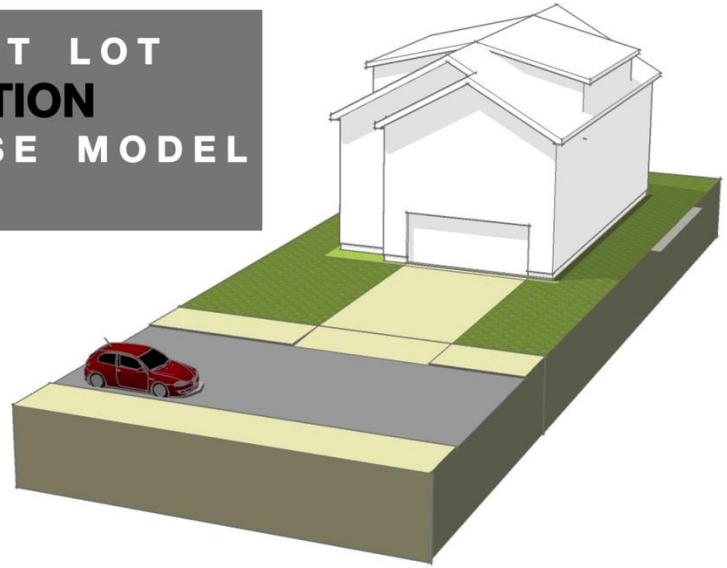


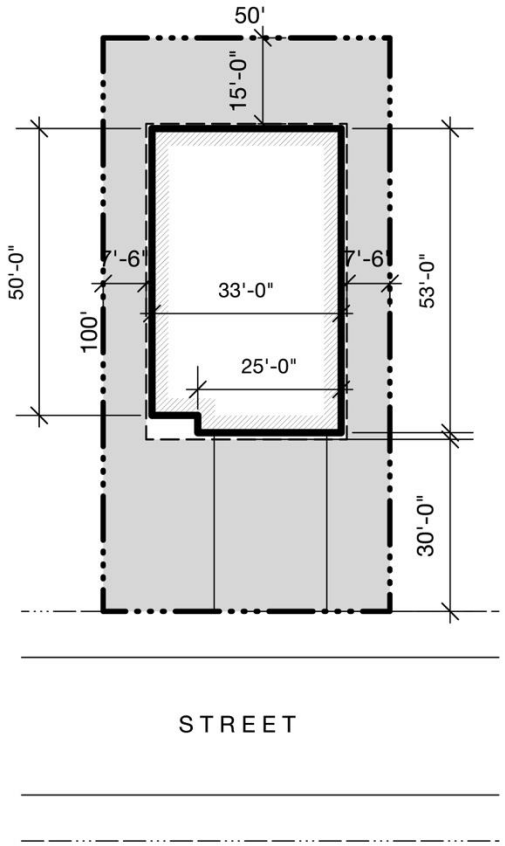
Gross Floor Area:

- **5,000 SF Lot**
- **Higher GFA Option**



5,000 SQUARE FOOT LOT
HIGHER G.F.A. OPTION
5,750 SQ.FT.(GFA) HOUSE MODEL
1.15 F.A.R.



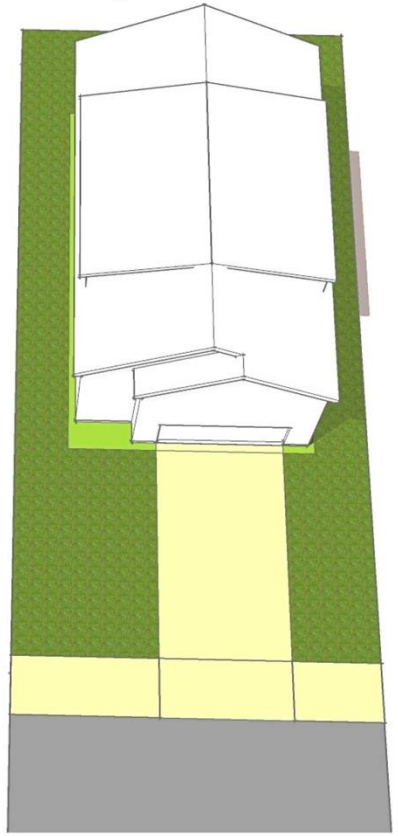


2-1/2 - STORY HOUSE WITH :

- ***FULL BASEMENT***
- ***FINISHED ATTIC / 3RD FLOOR***
- ***2-CAR GARAGE AT GRADE***
- ***STRUCTURE IS 30' HIGH PER PROPOSED HEIGHT LIMIT***

GROSS FLOOR AREA BREAKDOWN

3RD FLOOR (FINISHED)	1,175
2ND FLOOR	1,725
1ST FLOOR & PORCH	1,125
GARAGE	600
BASEMENT	1,125
SITE COVERAGE AREA	1,725 --34.5%
AREA INSIDE SETBACKS	1,925



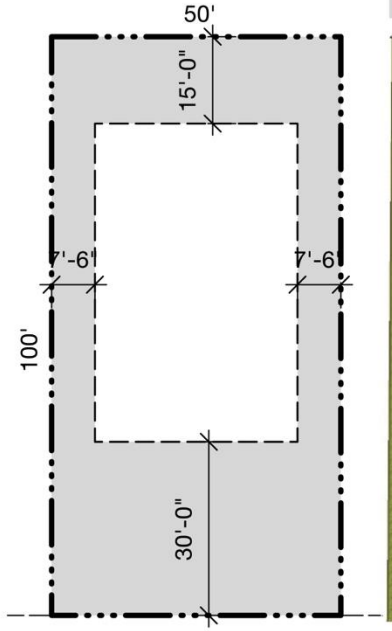
Gross Floor Area:

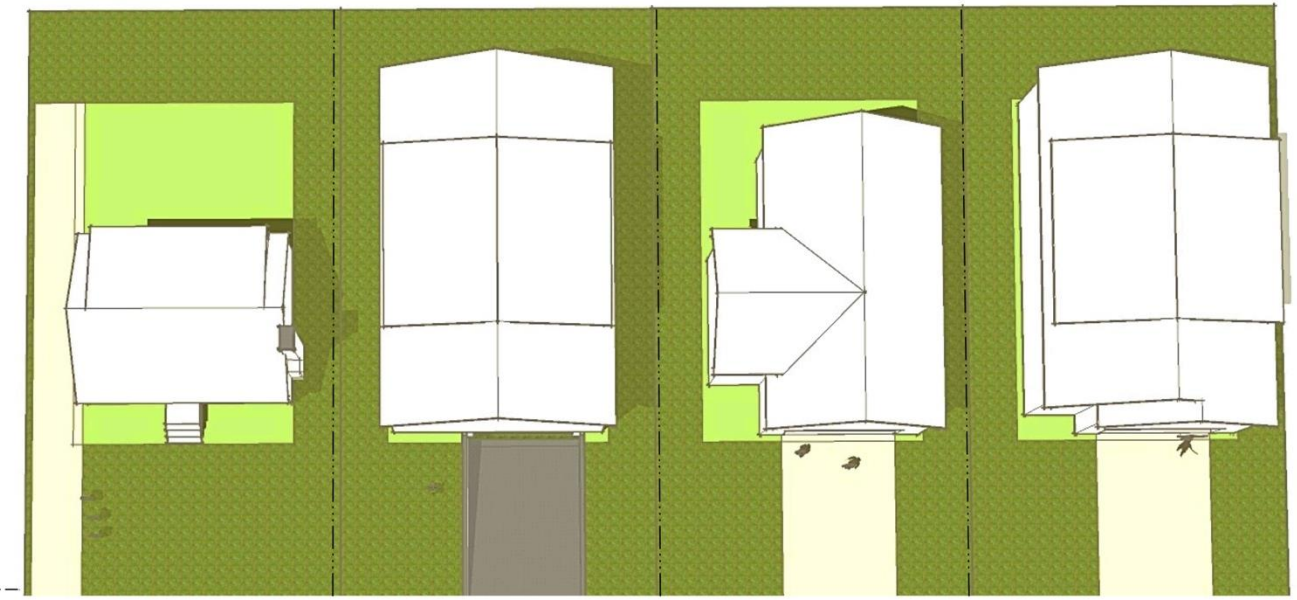
- **5,000 SF Lot**
- **Comparisons**

5,000 SQUARE FOOT LOT

MAXIMUM G.F.A. COMPARED TO HOUSES AT A RANGE OF SIZES

TYPICAL HOUSE / EXAMPLE:	TYPICAL SMALL CAPE W/ SIDE YARD PARKING	HYPOTHETICAL NEW HOUSE -- BUILT TO MAX. GFA WITHIN ALLOWED SETBACKS & HEIGHT LIMIT	HYPOTHETICAL NEW HOUSE -- BUILT TO MAXIMUM F.A.R. PER MORE RESTRICTIVE F.A.R. PROPOSAL	HYPOTHETICAL NEW HOUSE -- BUILT TO MAXIMUM F.A.R. PER LESS RESTRICTIVE F.A.R. PROPOSAL
GROSS FLOOR AREA:	2,200 SQ. FT.	6,500 SQ. FT.	3,600 SQ. FT.	5,750 SQ. FT.
	BASEMENT 800 1ST FL 800 2ND FL 600 3RD FL 0	BSMNT. INCL GAR. 1,750 1ST FL 1,750 2ND FL 1,750 3RD FL 1,250	BASEMENT 800 1ST FL INCL. GAR. 1,300 2ND FL 1,300 3RD FL 200	BASEMENT 1,125 1ST FL INCL. GAR. 1,725 2ND FL 1,725 3RD FL 1,175
FLOOR AREA RATIO:	0.44	1.30	0.72	1.15



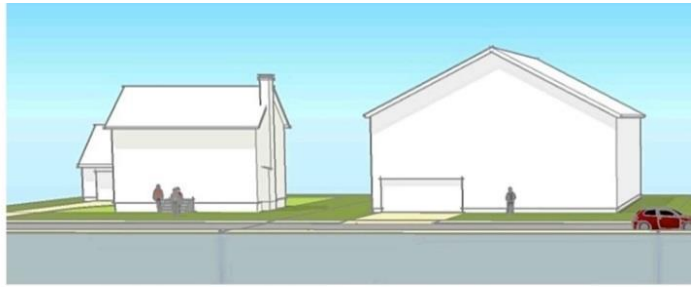


Gross Floor Area:

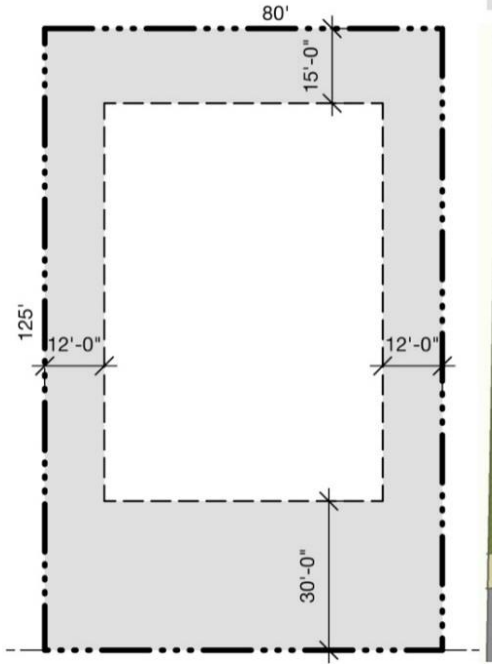
- **10,000 SF Lot**
- **Typical House & Max. Allowed**

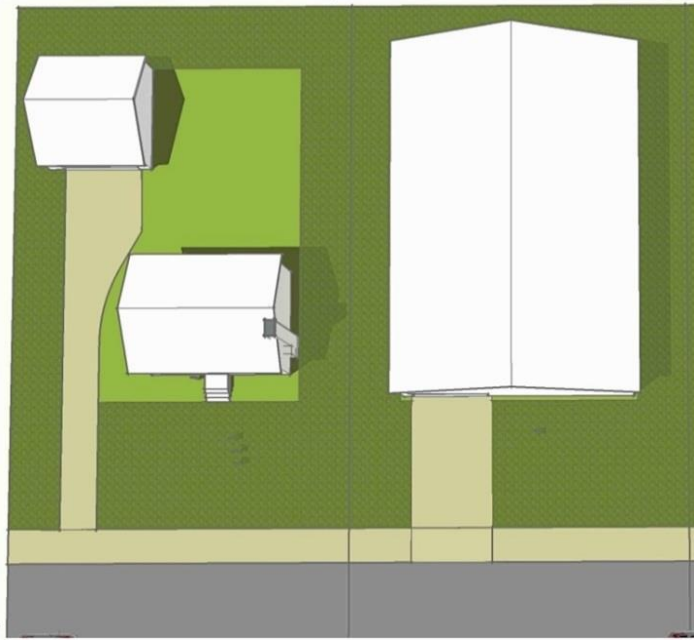
Range of what is possible with existing controls:

- Typical small house with garage might have GFA of **2,900 SF**
- With setbacks & height limits, maximum GFA is approximately **15,000 SF**



TYPICAL HOUSE / EXAMPLE:	TYPICAL CAPE W/ ATTACHED GARAGE	HYPOTHETICAL NEW HOUSE BUILT TO MAX. BUILD-OUT W/ FULL BASEMENT & FINISHED ATTIC
GROSS FLOOR AREA:	2,900 SQ. FT.	15,000 SQ. FT. BASEMENT 3,600 1ST FL INCL. GAR. 4,200 2ND FL 4,200 3RD FL 3,000
FLOOR AREA RATIO:	0.29	1.50

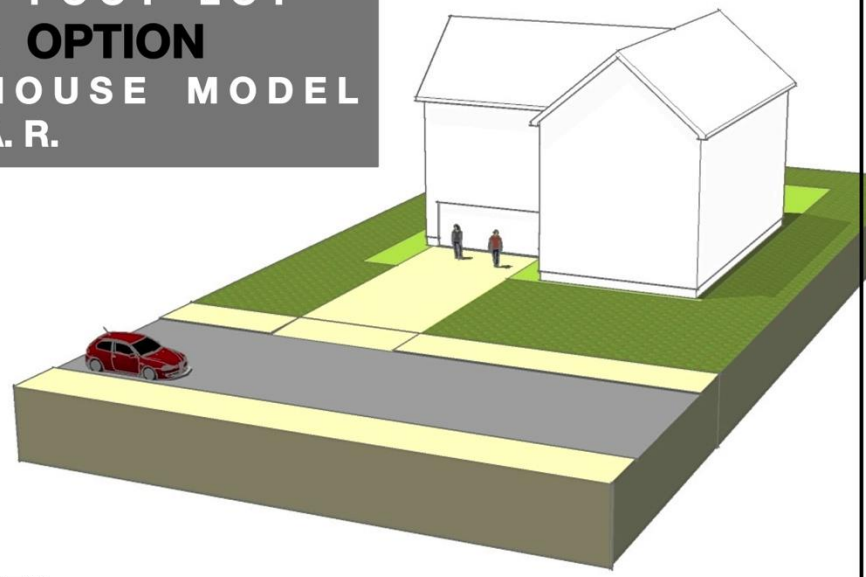


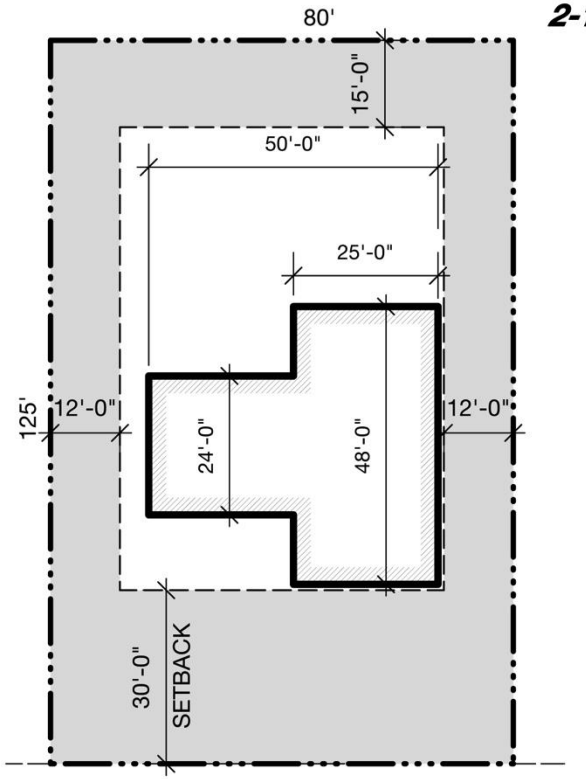


Gross Floor Area:

- **10,000 SF Lot**
- **Lower GFA Option**

10,000 SQUARE FOOT LOT
LOWER G.F.A. OPTION
5,200 SQ.FT.(GFA) HOUSE MODEL
0.52 F.A.R.





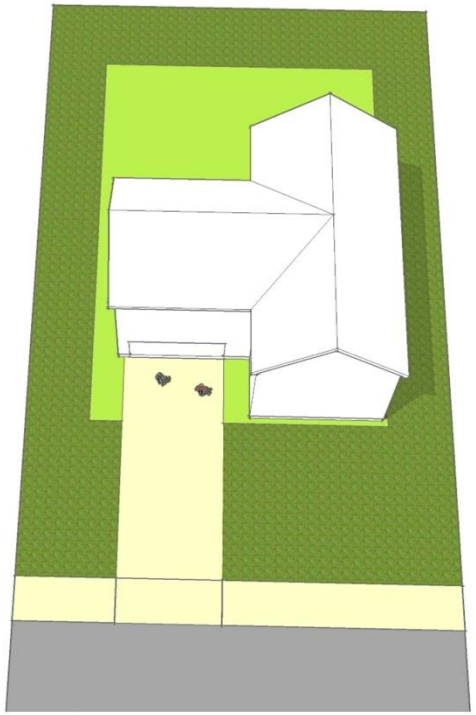
2-1/2 - STORY HOUSE WITH :

- ***FULL BASEMENT***
- ***PARTIALLY FINISHED ATTIC***
- ***2-CAR GARAGE AT GRADE***
- ***STRUCTURE IS 36' HIGH PER PROPOSED HEIGHT LIMIT***

GROSS FLOOR AREA BREAKDOWN

3RD FLOOR (FINISHED)	400*
2ND FLOOR	1,800
1ST FLOOR & PORCH	1,200
GARAGE	600
BASEMENT	1,200
SITE COVERAGE AREA	1,800 --18%
AREA INSIDE SETBACKS	4,480

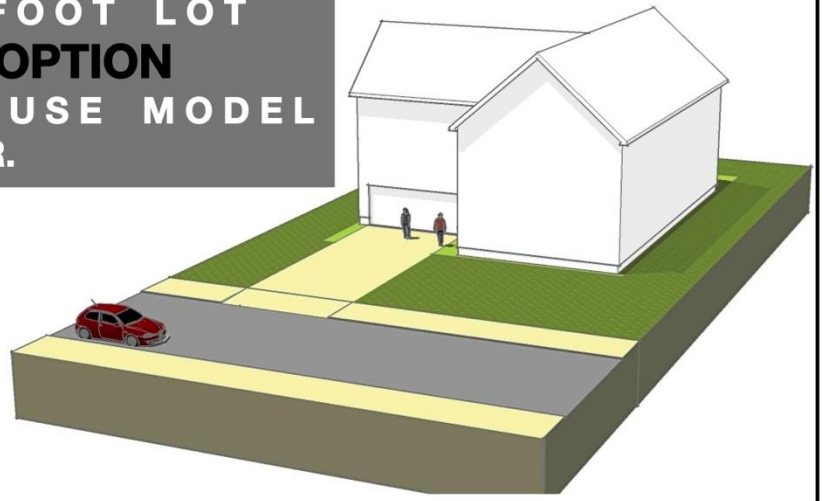
* POTENTIAL FOR 1,200 SF AT 3RD FLOOR TOTAL

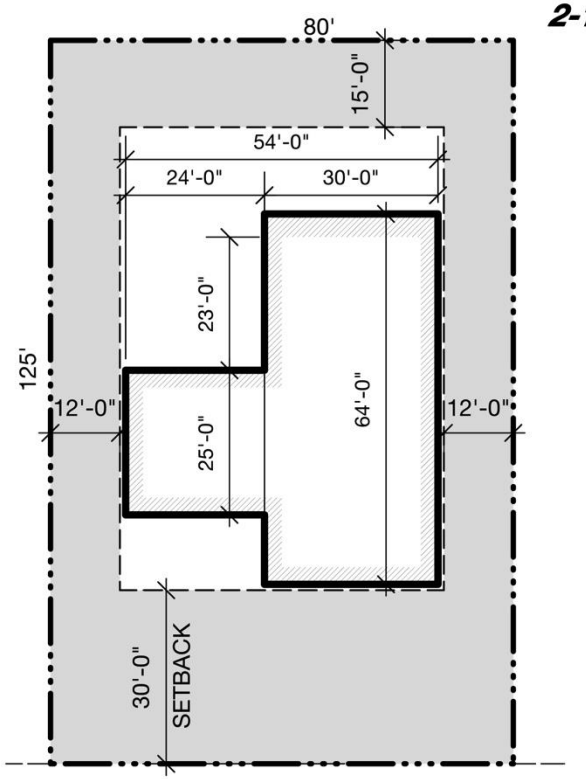


Gross Floor Area:

- **10,000 SF Lot**
- **Higher GFA Option**

10,000 SQUARE FOOT LOT
HIGHER G.F.A. OPTION
7,700 SQ.FT.(GFA) HOUSE MODEL
0.77 F.A.R.





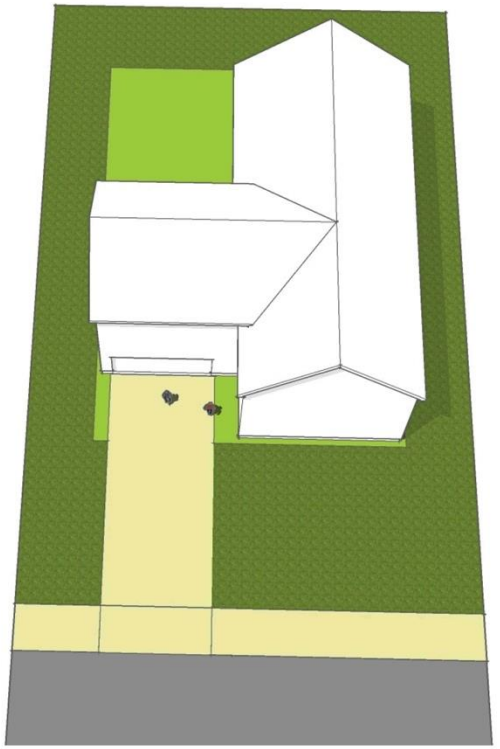
2-1/2 - STORY HOUSE WITH :

- ***FULL BASEMENT***
- ***PARTIALLY FINISHED ATTIC***
- ***2-CAR GARAGE AT GRADE***
- ***STRUCTURE IS 36' HIGH PER PROPOSED HEIGHT LIMIT***

GROSS FLOOR AREA BREAKDOWN

3RD FLOOR (FINISHED)	740*
2ND FLOOR	2,520
1ST FLOOR & PORCH	1,920
GARAGE	600
BASEMENT	1,920
SITE COVERAGE AREA	2,520 --25%
AREA INSIDE SETBACKS	4,480

* POTENTIAL FOR 1,200 SF AT 3RD FLOOR TOTAL

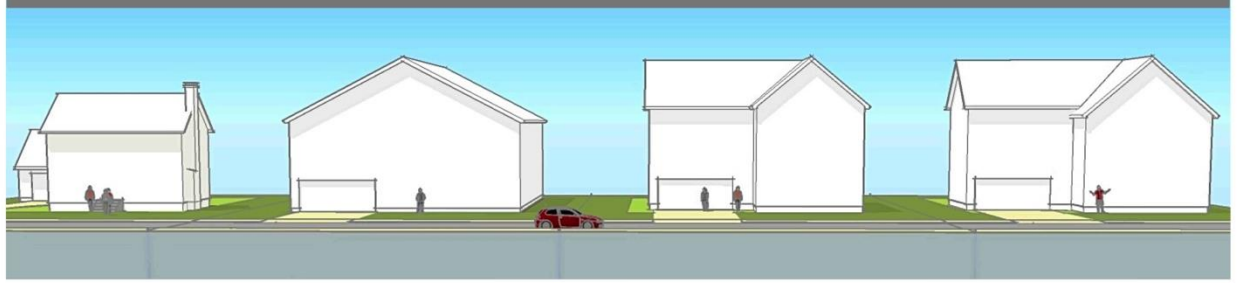


Gross Floor Area:

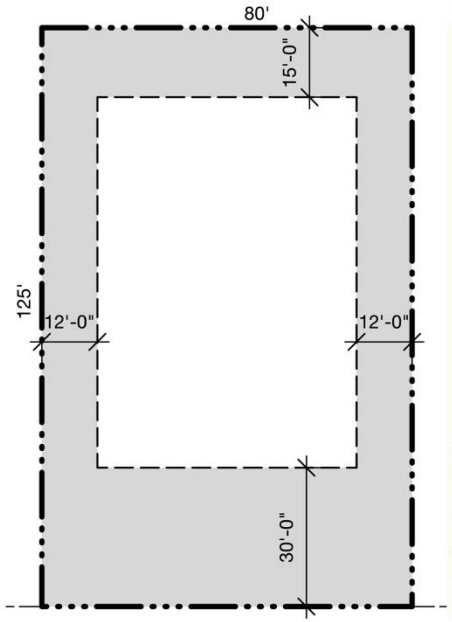
- **10,000 SF Lot**
- **Comparisons**

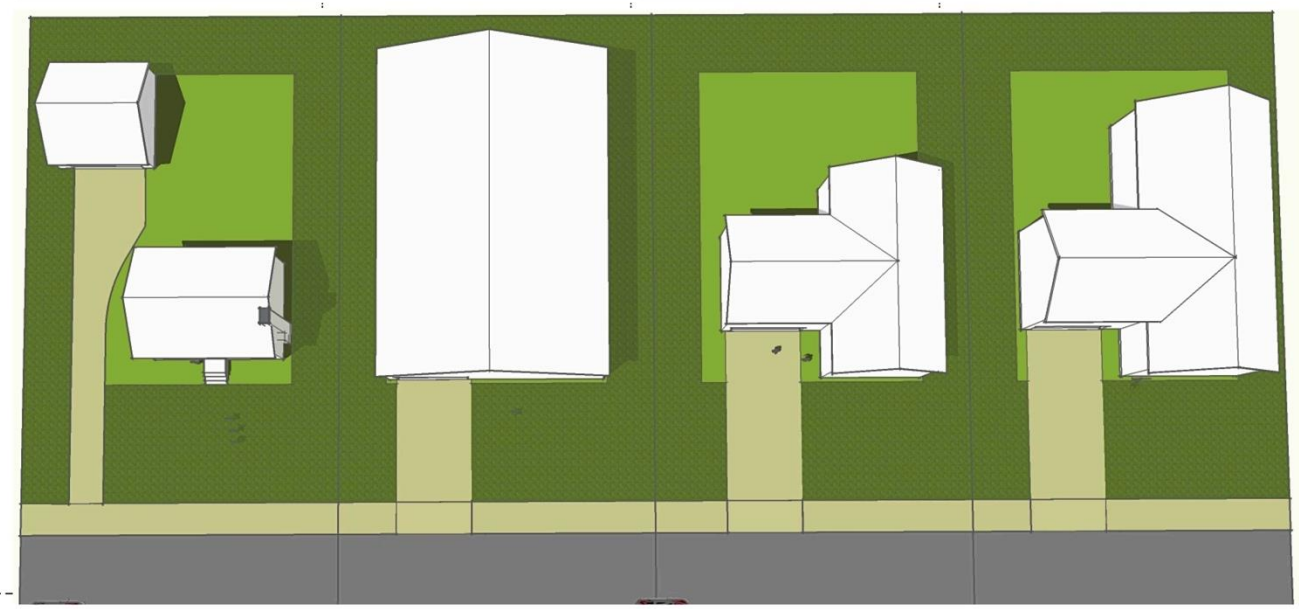
10,000 SQUARE FOOT LOT

MAXIMUM G.F.A. COMPARED TO HOUSES AT A RANGE OF SIZES



TYPICAL HOUSE / EXAMPLE:	TYPICAL CAPE W/ ATTACHED GARAGE	HYPOTHETICAL NEW HOUSE BUILT TO MAX. BUILD-OUT W/ FULL BASEMENT & FINISHED ATTIC	HYPOTHETICAL NEW HOUSE -- BUILT TO MAXIMUM G.F.A. ALLOWED PER MORE RESTRICTIVE PROPOSAL	HYPOTHETICAL NEW HOUSE -- BUILT TO MAXIMUM G.F.A. ALLOWED PER LESS RESTRICTIVE PROPOSAL
GROSS FLOOR AREA:	2,900 SQ. FT.	15,000 SQ. FT. BASEMENT 3,600 1ST FL INCL. GAR. 4,200 2ND FL 4,200 3RD FL 3,000	5,200 SQ. FT.	7,700 SQ. FT. BASEMENT 1,920 1ST FL INCL. GAR. 2,520 2ND FL 2,520 3RD FL 740
FLOOR AREA RATIO:	0.29	1.50	0.52	0.77





Gross Floor Area: Two Options

Lot Area	**Max. Gross Floor Area (Low)**	***Max. Gross Floor Area (High)***
0-5,000	0.72 * Area	*1.15 * Area*
5,000-7,500	3,600 + 0.32 * (Area – 5,000)	*5,750 + 0.55 * (Area – 5,000)*
7,500-10,000	4,400 + 0.32 * (Area – 7,500)	*7,125 + 0.23 * (Area – 7,500)*
10,000-15,000	5,200 + 0.25 * (Area – 10,000)	*7,700 + 0.20 * (Area – 10,000)*
15,000-30,000	6,450 + 0.20 * (Area – 15,000)	*8,700 + 0.16 * (Area – 15,000)*
More than 30,000	9,450 + 0.315 * (Area – 30,000)	*11,100 + 0.16 * (Area – 30,000)*

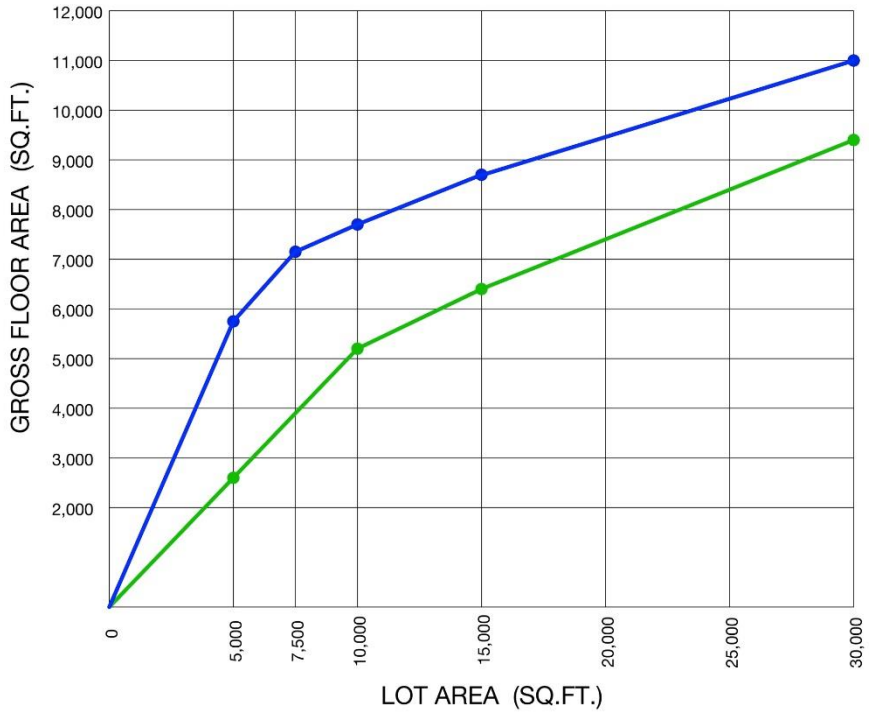
Gross Floor Area

THE PROPOSED GFA LIMITS

HIGH LIMIT -- less restrictive

- Aims to prevent the most egregious overbuilding while not affecting the price that builders will pay for lots
- Presumes that 80% of homes built in last 15 years are acceptable and only the 20% are too big.
- Does not aim to control aesthetics, housing affordability, or housing diversity

SQUARE FOOTAGE OF THE LOT	HIGH Limit: ALLOWED GROSS FLOOR AREA	LOW Limit: ALLOWED GROSS FLOOR AREA
5,000	5,750	3,600
7,500	7,125	4,400
10,000	7,700	5,200
15,000	8,700	6,450
30,000	11,000	9,450



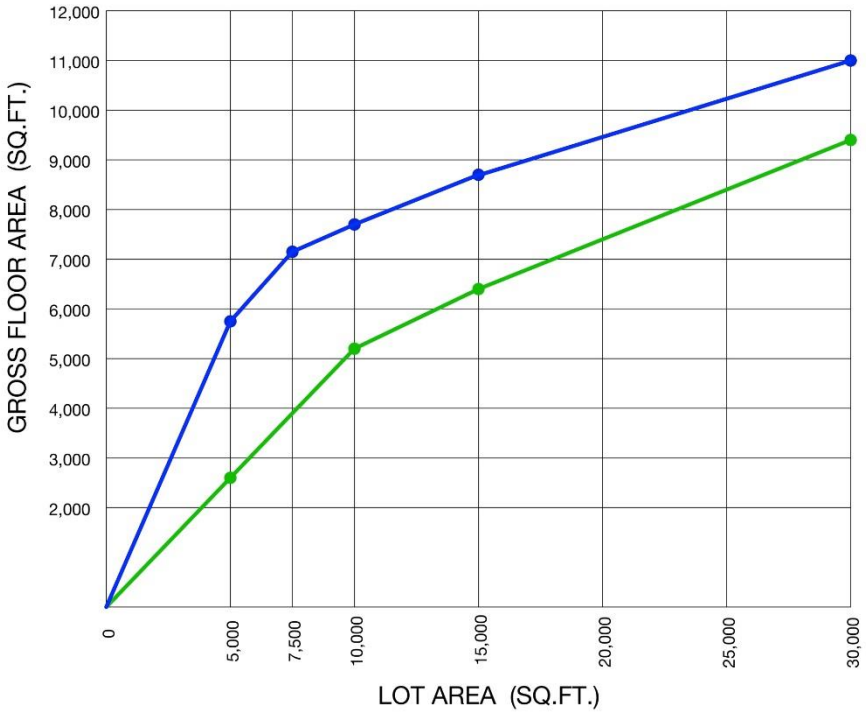
Gross Floor Area

THE PROPOSED GFA LIMITS

LOW LIMIT – more restrictive

- Aims to limit house size to preserve open space and reduce the negative impacts on abutters when small lots are redeveloped, like shadows, loss of views and loss of privacy.
- Aims to preserve the Town's moderate-sized housing stock.
- Helps residents predict the size of housing that will be built in their neighborhoods to protect their investment and preserve neighborhood character.

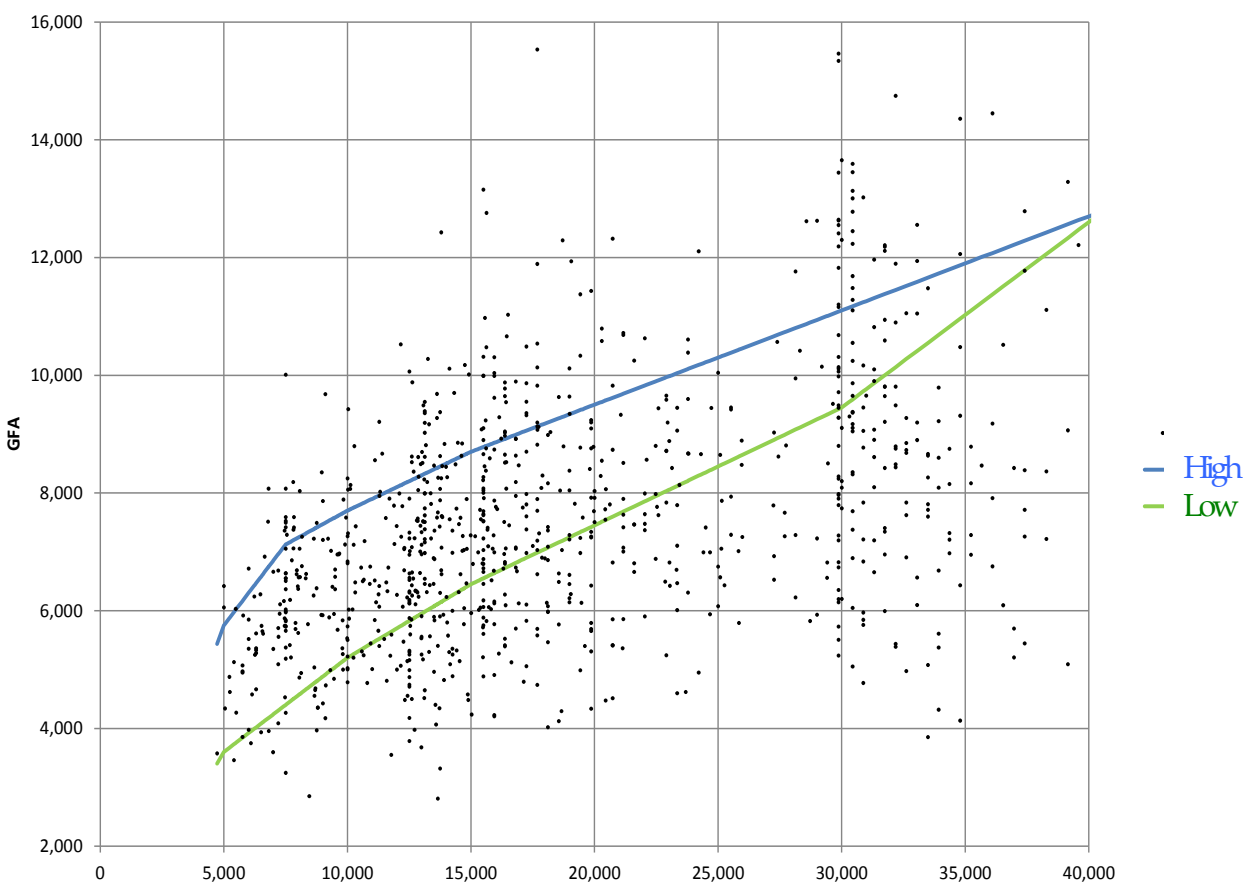
	HIGH Limit	LOW Limit
SQUARE FOOTAGE OF THE LOT	ALLOWED GROSS FLOOR AREA	ALLOWED GROSS FLOOR AREA
5,000	5,750	3,600
7,500	7,125	4,400
10,000	7,700	5,200
15,000	8,700	6,450
30,000	11,000	9,450



Gross Floor Area

Scatter plot: Dots represent approximately 1,000 houses built between 2000 and 2015. Dots are plotted by GFA and lot size, showing conformity (below the line) of recently built houses with High and Low proposed GFA limits.

Where should the NEXT 1,000 HOUSES TO BE BUILT be located on this plot?



Gross Floor Area

Tables showing compliance of houses with proposed Low and High Options, broken out by the decade the house was built and by lot size

'Low' formula complying: (labels are the low end of each range)

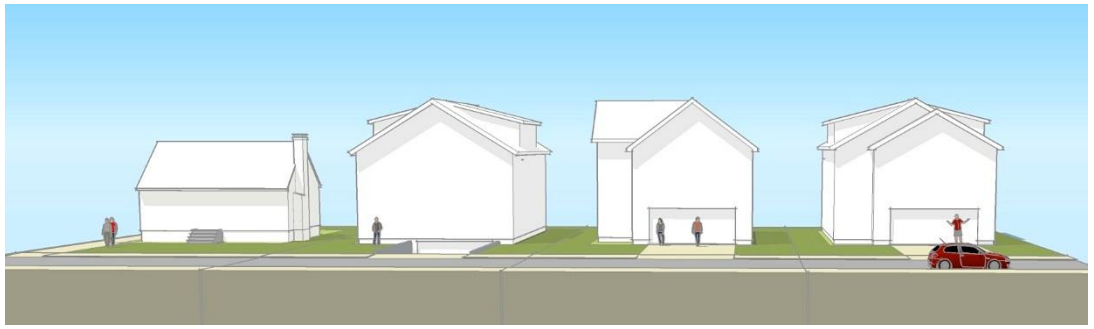
Row Labels	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	Grand Total
5000	86%	93%	96%	95%	94%	93%	99%	94%	81%	57%	21%	4%	86%
10000	80%	90%	91%	96%	97%	97%	99%	97%	93%	71%	32%	21%	84%
15000	86%	93%	91%	100%	98%	98%	98%	99%	98%	69%	39%	27%	88%
20000	86%	82%	96%	100%	100%	98%	99%	100%	88%	83%	60%	34%	92%
25000	80%	91%	100%	100%	100%	100%	100%	98%	98%	91%	55%	63%	94%
30000	90%	100%	100%	100%	100%	99%	100%	100%	94%	90%	63%	78%	94%
35000	100%	100%	100%	100%	100%	100%	100%	100%	100%	88%	83%	100%	98%
Grand Total	**84%**	**90%**	**94%**	**97%**	**97%**	**97%**	**99%**	**99%**	**94%**	**80%**	**46%**	**38%**	**89%**

'High' formula complying: (labels are the low end of each range)

Row Labels	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	Grand Total
5000	100%	99%	100%	100%	100%	99%	100%	100%	96%	100%	90%	75%	98%
10000	100%	100%	100%	100%	100%	100%	100%	100%	100%	97%	87%	75%	97%
15000	100%	100%	99%	100%	100%	100%	99%	100%	100%	93%	77%	81%	97%
20000	100%	94%	100%	100%	100%	100%	100%	100%	100%	92%	83%	94%	98%
25000	80%	100%	100%	100%	100%	100%	100%	98%	100%	97%	77%	92%	97%
30000	100%	100%	100%	100%	100%	100%	100%	100%	99%	96%	76%	88%	97%
35000	100%	100%	100%	100%	100%	100%	100%	100%	100%	88%	83%	100%	98%
Grand Total	**98%**	**99%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**96%**	**83%**	**82%**	**98%**

Gross Floor Area

POLICY GOALS & CONSIDERATIONS



Both proposals recognize the need to control house size to prevent egregiously overbuilt lots, but they differ on their goals and the methodology used to reach those goals.

Questions that sum up the differences between the proposals:

- How large is too large?
- Is it important to preserve moderate-sized housing stock?
- Does restricting builders' redevelopment potential have a significant negative impact on home sellers?

Article 41: Gross Floor Area

Public Comment