

APPENDIX E

RECOMMENDED MAXIMUM ALLOWABLE FLOOR AREA

No single family main structure or habitable accessory structure shall be constructed or expanded unless the proposed structure or expansion complies with the guidelines on maximum allowable floor areas for single-family residential developments contained in this appendix. Proposals that exceed these floor area guidelines are to be considered on a case-by-case basis with input from the City's Design Review Board and/or staff.

The following maximum allowable floor area guidelines are applicable:

| LOT SIZE | RECOMMENDED MAXIMUM ALLOWABLE FLOOR AREA |
|---------------------|---|
| Less than 5,000 SF | 1,600 SF |
| 5,000 to 5,999 SF | 1,600 SF + (0.3 x lot area over 5,000 SF) |
| 6,000 to 6,999 SF | 1,900 SF + (0.28 x lot area over 6,000 SF) |
| 7,000 to 7,999 SF | 2,180 SF + (0.25 x lot area over 7,000 SF) |
| 8,000 to 8,999 SF | 2,430 SF + (0.22 x lot area over 8,000 SF) |
| 9,000 to 9,999 SF | 2,650 SF + (0.18 x lot area over 9,000 SF) |
| 10,000 to 11,999 SF | 2,830 SF + (0.14 x lot area over 10,000 SF) |
| 12,000 to 14,999 SF | 3,110 SF + (0.10 x lot area over 12,000 SF) |
| 15,000 to 19,999 SF | 3,410 SF + (0.05 x lot area over 15,000 SF) |
| 20,000 SF and over | 3,660 SF + (0.03 x lot area over 20,000 SF) |

For purposes of these guidelines, lot size shall be measured as net lot area, exclusive of any portion of that lot that is within an access easement or public right-of-way that provides vehicular access. Floor area shall be the amount of area in square feet measured from the outer wall surface of all exterior walls that enclose the building, excluding a 440 SF allowance for a garage for residences under 3,000 SF and a 650 SF allowance for a garage for residences of 3,000 SF and larger.