

Comparison of the Types of Housing that Can be Built Under
Current Brunswick Zoning Ord. and Alternatives to the
Proposed Zoning Ordinance

Alternative 1 -Some increased density/lot size same as
proposed

[Conclusions After Title in Red]

DRAFT 4-20-14

All examples assume that if a single-family house or duplex is built, it will be the sole house on any individual lot (i.e. people will not put 2 or more houses or duplexes on a single lot, even though that is technically possible)

Alternative 1 to Proposed Zoning Ordinance

R- 1 and 8 (No alternative change from current proposed)

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	10,000 sq. ft.
Density (du per acre):	3	3
Minimum Lot Area per dwelling unit required by density calculation:	14,520 sq. ft.	14,520 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Proposed Minimum (10,000)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	0 *	1	3	6
Single Family Alt 1 (unchanged)	0 *	0 *	1	3	6
Duplex Currently	0	0	0	1 duplex	3 duplex
Duplex Alt 1 (unchanged)	0	0	0	1 duplex	3 duplex
Multi-family Currently	0	0	0	0	0
Multi-family Alt 1 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance
More single-family and duplex units than current

R-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	7,500 sq. ft.
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Minimum (15,000)	Proposed Minimum (7,500)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt 1	2 (1 more)	1 (1 more)	2 (1 more)	5 (3 more)	11 (6 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	1 (1 more)	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	0	0	0
Multi-family Alt 1 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance
More single family, duplex and multi-family units than
current

R-3, 4, 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	7,500 sq. ft.
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (15,000)	Proposed Minimum (7,500)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt 1	2 (1 more)	1 (1 more)	2 (1 more)	5 (3 more)	11 (6 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	1 (1 more)	0	3 duplex (2 more)	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt 1	1 duplex (1 more)	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance
(More single family, same duplex, fewer multi-family units than Proposed)

R-6

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	12,000 sq. ft.	7,500 sq. ft.
Density (du per acre):	8	6
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (12,000)	Proposed Minimum (7,500)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0*	1	3	7
Single Family Alt 1	1	1 (1 more)	2 (1 more)	5 (2 more)	11 (4 more)
Duplex Currently	1 duplex	0	1 duplex	3 duplex	7 duplex
Duplex Alt 1	0 (1 less)	0	2 duplex (1 more)	3 duplex	6 duplex (1 less)
Multi-family Currently	1 duplex	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt 1	0 (2 fewer units)	0	1 3-unit (1 fewer units)	1 6-unit (2 fewer units)	1 12-unit (4 fewer units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance

R-7 (No alternative change proposed)

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	10,000 sq. ft.
Density (du per acre):	7	7
Minimum Lot Area per dwelling unit required by density calculation:	6,223 sq. ft.	6,223 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Proposed Minimum (10,000)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq ft.
Single Family Currently	1	1	2	4	8
Single Family Alt 1 (unchanged)	1	1	2	4	8
Duplex Currently	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 1 (unchanged)	0	0	1 duplex	3 duplex	7 duplex
Multi-family Currently	0	0	1 3-unit	1 7-unit	1 14-unit
Multi-family Alt 1 (unchanged)	0	0	1 3-unit	1 7-unit	1 14-unit

Alternative 1 to Proposed Zoning Ordinance

R- R (No alternative change proposed)

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	4,000 sq. ft.	4,000 sq. ft.
Density (du per acre):	8	8
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	5,445 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)		½ acre	1 acre	2 acres
Type of Housing (below)	Current Min (4,000)	Proposed Minimum (4,000)	21,780 sq. ft.	43,560 sq. ft.	87,120 sq. ft.
Single Family Currently	0 *	0 *	4	8	16
Single Family Alt 1 (unchanged)	0 *	0 *	4	8	16
Duplex Currently	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 1 (unchanged)	0	0	2 duplex	4 duplex	8 duplex
Multi-family Currently	0	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt 1 (unchanged)	0	0	1 4-unit	1 8-unit	1 16-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance

TR-1 (No alternative change proposed)

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	7,500 sq. ft.	7,500 sq. ft.
Density (du per acre):	10	10
Minimum Lot Area per dwelling unit required by density calculation:	4,356 sq. ft.	4,356 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	Proposed Minimum (7,500)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq ft.
Single Family Currently	1	1	2	5	11
Single Family Alt 1 (unchanged)	1	1	2	5	11
Duplex Currently	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 1 (unchanged)	0	0	2 duplex	5 duplex	10 duplex
Multi-family Currently	0	0	1 5-unit	1 10-unit	1 20-unit
Multi-family Alt 1 (unchanged)	0	0	1 5-unit	1 10-unit	1 20-unit

Alternative 1 to Proposed Zoning Ordinance

TR-2 (No alternative change proposed)

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	10,000 sq. ft.
Density (du per acre):	4	4
Minimum Lot Area per dwelling unit required by density calculation:	10,890 sq. ft.	10,890 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Proposed Minimum (10,000)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	0 *	2	4	8
Single Family Alt 1 (unchanged)	0 *	0 *	2	4	8
Duplex Currently	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 1 (unchanged)	0	0	1 duplex	2 duplex	4 duplex
Multi-family Currently	0	0	1 duplex	1 4-unit	1 8-unit
Multi-family Alt 1 (unchanged)	0	0	1 duplex	1 4-unit	1 8-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 1 to Proposed Zoning Ordinance
More single-family units than proposed

TR-3, 4, & 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	7,500 sq. ft.
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Proposed Minimum (7,500)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	2	4	8
Single Family Alt 1	1	1 (1 more)	3 (1 more)	6 (2 more)	12 (4 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	0	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt 1	0	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of the Types of Housing that Can be Built Under the Current Brunswick Zoning Ordinance and Alternatives to the Proposed Zoning Ordinance

Alternative 3 -increasing density from current ordinance in R 2,3,4,5/lot size eliminated

DRAFT 4-20-15

All examples assume that if a single-family house or duplex is built, it will be the sole house on any individual lot (i.e. people will not put 2 or more houses or duplexes on a single lot, even though that is technically possible)

[Conclusions After Title in Red]

Alternative 3 to Proposed Zoning Ordinance
(Same # of DUs can be built as current)

R- 1 and 8

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	None
Density (du per acre):	3	3
Minimum Lot Area per dwelling unit required by density calculation:	14,520 sq. ft.	14,520 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (14,520)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	1	1	3	6
Single Family Alt. 3 (unchanged)	0 *	1	1	3	6
Duplex Currently	0	0	0	1 duplex	3 duplex
Duplex Alt. 3 (unchanged)	0	0	0	1 duplex	3 duplex
Multi-family Currently	0	0	0	0	0
Multi-family Alt. 3 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance
More single-family and duplex units than current

R-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	None
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Minimum (15,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt. 3	2 (1 more)	1 (1 more)	3 (2 more)	6 (4 more)	12 (7 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 3	1 duplex	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	0	0	0
Multi-family Alt. 3 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance
More single-family, duplexes, and multi-family units
than current

R-3, 4, 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	none
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size across				
Type of Housing (below)	Current Min (15,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt. 3	2 (1 more)	1 (1 more)	3 (2 more)	6 (4 more)	12 (7 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 3	1 (1 more)	0	1 duplex	3 duplex (1more)	6 duplex (2 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 12-unit
Multi-family Alt. 3	1 duplex (1 more)	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance
(More single family, fewer duplex and multi-family units than Current)

R-6

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	12,000 sq. ft.	none
Density (du per acre):	8	6
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (12,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	3	7
Single Family Alt. 3	1	1 (1 more)	3 (2 more)	6 (3 more)	12 (5 more)
Duplex Currently	1	0	1 duplex	3 duplex	7 duplex
Duplex Alt. 3	1	0	1 duplex (1 less)	3 duplex	6 duplex (1 less)
Multi-family Currently	1 duplex	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt. 3	0 (2 less units)	0	1 3-unit (1 fewer units)	1 6-unit (2 fewer units)	1 12-unit (4 fewer units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance

(More single family than current)

R-7

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	7	7
Minimum Lot Area per dwelling unit required by density calculation:	6,223 sq. ft.	6,223 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (6,223)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq ft.
Single Family Currently	1	0*	2	4	8
Single Family Alt. 3	1	1 (1 more)	3 (1 more)	7 (3 more)	14 (6 more)
Duplex Currently	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt. 3 (unchanged)	0	0	1 duplex	3 duplex	7 duplex
Multi-family Currently	0	0	1 3-unit	1 7-unit	1 14-unit
Multi-family Alt. 3 (unchanged)	0	0	1 3-unit	1 7-unit	1 14-unit

Alternative 3 to Proposed Zoning Ordinance
 (Same # of DUs can be built as current)

R- R

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	4,000 sq. ft.	none
Density (du per acre):	8	8
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	5,445 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

Type of Housing (below)	Lot Size		½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
	Current Min (4,000)	Alternative Density Factor Minimum (5,445)			
Single Family Currently	0 *	1	4	8	16
Single Family Alt. (unchanged)	0 *	1	4	8	16
Duplex Currently	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt. 3 (unchanged)	0	0	2 duplex	4 duplex	8 duplex
Multi-family Currently	0	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt. 3 (unchanged)	0	0	1 4-unit	1 8-unit	1 16-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance

More single-family units than current

TR-1

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	7,500 sq. ft.	none
Density (du per acre):	10	10
Minimum Lot Area per dwelling unit required by density calculation:	4,356 sq. ft.	4,356 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	Alternative Density Factor Minimum (4,356)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq ft.
Single Family Currently	1	0	2	5	11
Single Family Alt. 3	1	1 (1 more)	5 (3 more)	10 (5more)	20 (9 more)
Duplex Currently	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt. 3 (unchanged)	0	0	2 duplex	5 duplex	10 duplex
Multi-family Currently	0	0	1 5-unit	1 10-unit	1 20-unit
Multi-family Alt. 3 (unchanged)	0	0	1 5-unit	1 10-unit	1 20-unit

Alternative 3 to Proposed Zoning Ordinance
More single-family units than current

TR-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	4	4
Minimum Lot Area per dwelling unit required by density calculation:	10,890 sq. ft.	10,890 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (10,890)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	0 *	2	4	8
Single Family Alt. 3	0 *	1 (1 more)	2	4	8
Duplex Currently	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt. 3 (unchanged)	0	0	1 duplex	2 duplex	4 duplex
Multi-family Currently	0	0	1 duplex	1 4-unit	1 8-unit
Multi-family Alt. 3 (unchanged)	0	0	1 duplex	1 4-unit	1 8-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 3 to Proposed Zoning Ordinance
More single family, duplex, and multi-family units than current

TR-3, 4, & 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	2	4	8
Single Family Alt. 3	1	1 (1 more)	3 (1 more)	6 (2 more)	12 (4 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 3	0	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt. 3	0	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of the Types of Housing that Can be Built Under
the Current Brunswick Zoning Ordinance and the Proposed
Zoning Ordinance

Alternative 4 -Leaving density the same as current
ordinance/eliminating lot size

DRAFT 4-20-15

All examples assume that if a single-family house or duplex is built, it will be the sole house on any individual lot (i.e. people will not put 2 or more houses or duplexes on a single lot, even though that is technically possible)

Conclusions are in Red after title on each page

Alternative 4 to Proposed Zoning Ordinance

No change in # of DUs that can be built

R- 1 and 8

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	3	3
Minimum Lot Area per dwelling unit required by density calculation:	14,520 sq. ft.	14,520 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (14,520)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	1	1	3	6
Single Family Alt 4 (unchanged)	0 *	1 *	1	3	6
Duplex Currently	0	0	0	1 duplex	3 duplex
Duplex Alt 4 (unchanged)	0	0	0	1 duplex	3 duplex
Multi-family Currently	0	0	0	0	0
Multi-family Alt 4 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance
More Single Family than current

R-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	none
Density (du per acre):	5	5
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	8,712 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Minimum (15,000)	Alternative Density Factor Minimum (8,712)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt 4	1	1 (1 more)	2 (1 more)	5 (3 more)	10 (5 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 4 (unchanged)	0	0	1 duplex	2 duplex	5 duplex
Multi-family Currently	0	0	0	0	0
Multi-family Alt 4 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance
More Single Family than current

R-3, 4, 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	none
Density (du per acre):	5	5
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	8,712 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (15,000)	Alternative Density Factor Minimum (8,712)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt 4	1	1 (1 more)	2 (1 more)	5 (3 more)	10 (5 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 4 (unchanged)	0	0	1 duplex	2 duplex	5 duplex
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt 4 (unchanged)	0	0	1 duplex	1 5-unit	1 10-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance

More Single Family, fewer duplex or multi-family than current

R-6

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	12,000 sq. ft.	none
Density (du per acre):	8	5
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	8,712 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (12,000)	Alternative Density Factor Minimum (8,712)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	3	7
Single Family Alt 4	1	1 (1 more)	2 (1 more)	5 (2 more)	10 (3 more)
Duplex Currently	1 duplex	0	1 duplex	3 duplex	7 duplex
Duplex Alt 4	0 (1 less)	0	1 duplex	2 duplex (1 less)	5 duplex (2 less)
Multi-family Currently	1 duplex	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt 4	0 (2 fewer units)	0	1 duplex (2 fewer units)	1 5-unit (3 fewer units)	1 10-unit (6 fewer units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance

No change in # of DUs that can be built

R-7

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	7	7
Minimum Lot Area per dwelling unit required by density calculation:	6,223 sq. ft.	6,223 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (6,223)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	1	2	4	8
Single Family Alt 4 (unchanged)	1	1	2	4	8
Duplex Currently	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 4 (unchanged)	0	0	1 duplex	3 duplex	7 duplex
Multi-family Currently	0	0	1 3-unit	1 7-unit	1 14-unit
Multi-family Alt 4 (unchanged)	0	0	1 3-unit	1 7-unit	1 14-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance

No change in # of DUs that can be built

R- R

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	4,000 sq. ft.	none
Density (du per acre):	8	8
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	5,445 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (4,000)	Alternative Density Factor Minimum (5,445)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	1	4	8	16
Single Family Alt 4 (unchanged)	0 *	1	4	8	16
Duplex Currently	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 4 (unchanged)	0	0	2 duplex	4 duplex	8 duplex
Multi-family Currently	0	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt 4 (unchanged)	0	0	1 4-unit	1 8-unit	1 16-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance
More Single Family than current

TR-1

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	7,500 sq. ft.	none
Density (du per acre):	10	10
Minimum Lot Area per dwelling unit required by density calculation:	4,356 sq. ft.	4,356 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	Alternative Density Factor Minimum (4.356)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0	2	5	11
Single Family Alt 4	1	1 (1 more)	5 (3 more)	10 (5 More)	20 (9 more)
Duplex Currently	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 4 (unchanged)	0	0	2 duplex	5 duplex	10 duplex
Multi-family Currently	0	0	1 5-unit	1 10-unit	1 20-unit
Multi-family Alt 4 (unchanged)	0	0	1 5-unit	1 10-unit	1 20-unit

Alternative 4 to Proposed Zoning Ordinance

No change in # of DUs that can be built

TR-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	4	4
Minimum Lot Area per dwelling unit required by density calculation:	10,890 sq. ft.	10,890 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

Type of Housing	Lot Size				
	Current Min (10,000)	Alternative Density Factor Minimum (10,890)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	1	2	4	8
Single Family Alt 4 (unchanged)	0 *	1	2	4	8
Duplex Currently	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 4 (unchanged)	0	0	1 duplex	2 duplex	4 duplex
Multi-family Currently	0	0	1 duplex	1 4-unit	1 8-unit
Multi-family Alt 4 (unchanged)	0	0	1 duplex	1 4-unit	1 8-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 4 to Proposed Zoning Ordinance
Increase in Single Family

TR-3, 4, & 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	5	5
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	8,712 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (8,712)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	2	4	8
Single Family Alt 4	1	1 (1 more)	2	5 (1 more)	10 (2 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 4 (unchanged)	0	0	1 duplex	2 duplex	5 duplex
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt 4 (unchanged)	0	0	1 duplex	1 5-unit	1 10-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of the Types of Housing that Can be Built
Under the Current Brunswick Zoning Ordinance and
Alternatives to the Proposed Zoning Ordinance

Alternative 5 -increasing density from current
ordinance in R 1,2,3,4,5; TR 2,3,4,5; MU 2; MUOZ;
HC 1,2/lot size eliminated

DRAFT 4-19-15

All examples assume that if a single-family house or duplex is built, it will be the sole house on any individual lot (i.e. people will not put 2 or more houses or duplexes on a single lot, even though that is technically possible)

[Conclusions After Title in Red]

Alternative 5 to Proposed Zoning Ordinance
(More Single Family and Duplex than current)

R- 1 and 8

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	None
Density (du per acre):	3	4
Minimum Lot Area per dwelling unit required by density calculation:	14,520 sq. ft.	10,890 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (10,890)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	0	1	3	6
Single Family Alt. 5	0 *	1 (1 more)	2 (1 more)	4 (1 more)	8 (2 more)
Duplex Currently	0	0	0	1 duplex	3 duplex
Duplex Alt. 5	0	0	1 duplex (1 more)	2 duplex (1 more)	4 duplex (1 more)
Multi-family Currently	0	0	0	0	0
Multi-family Alt. 5 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
(More single-family and duplex units than current)

R-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	None
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Not Permitted	Not Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Minimum (15,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt. 5	2 (1 more)	1 (1 more)	3 (2 more)	6 (4 more)	12 (7 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 5	1 duplex	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	0	0	0
Multi-family Alt. 5 (unchanged)	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
(More single-family, duplexes, and multi-family units than current)

R-3, 4, 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	15,000 sq. ft.	none
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size across				
Type of Housing (below)	Current Min (15,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	5
Single Family Alt. 5	2 (1 more)	1 (1 more)	3 (2 more)	6 (4 more)	12 (7 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 5	1 duplex (1 more)	0	1 duplex	3 duplex (1more)	6 duplex (2 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt. 5	1 duplex (1 more)	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance

(More single family, fewer duplex and multi-family units than Current)

R-6

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	12,000 sq. ft.	none
Density (du per acre):	8	6
Minimum Lot Area per dwelling unit required by calculation:	5,445 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (12,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	3	7
Single Family Alt. 5	1	1 (1 more)	3 (2 more)	6 (3 more)	12 (5 more)
Duplex Currently	1 duplex	0	1 duplex	3 duplex	7 duplex
Duplex Alt. 5	1 duplex	0	1 duplex (1 less)	3 duplex	6 duplex (1 less)
Multi-family Currently	1 duplex	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt. 5	0 (2 less units)	0	1 3-unit (1 fewer units)	1 6-unit (2 fewer units)	1 12-unit (4 fewer units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
(More Single Family can be built than current)

R-7

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	7	7
Minimum Lot Area per dwelling unit required by density calculation:	6,223 sq. ft.	6,223 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (6,223)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0*	2	4	8
Single Family Alt. 5 (unchanged)	1	1 (1 more)	3 (1 more)	7 (3 more)	14 (6 more)
Duplex Currently	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt. 5 (unchanged)	0	0	1 duplex	3 duplex	7 duplex
Multi-family Currently	0	0	1 3-unit	1 7-unit	1 14-unit
Multi-family Alt. 5 (unchanged)	0	0	1 3-unit	1 7-unit	1 14-unit

Alternative 5 to Proposed Zoning Ordinance
(Same # of DUs can be built as current)

R- R

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	4,000 sq. ft.	none
Density (du per acre):	8	8
Minimum Lot Area per dwelling unit required by density calculation:	5,445 sq. ft.	5,445 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size				
Type of Housing (below)	Current Min (4,000)	Alternative Density Factor Minimum (5,445)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	1	4	8	16
Single Family Alt. (unchanged)	0 *	1	4	8	16
Duplex Currently	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt. 5 (unchanged)	0	0	2 duplex	4 duplex	8 duplex
Multi-family Currently	0	0	1 4-unit	1 8-unit	1 16-unit
Multi-family Alt. 5 (unchanged)	0	0	1 4-unit	1 8-unit	1 16-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
More single-family units than current

TR-1

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	7,500 sq. ft.	none
Density (du per acre):	10	10
Minimum Lot Area per dwelling unit required by density calculation:	4,356 sq. ft.	4,356 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	Alternative Density Factor Minimum (4,356)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0	2	5	11
Single Family Alt. 5	1	1 (1 more)	5 (3 more)	10 (5 more)	20 (9 more)
Duplex Currently	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt. 5 (unchanged)	0	0	2 duplex	5 duplex	10 duplex
Multi-family Currently	0	0	1 5-unit	1 10-unit	1 20-unit
Multi-family Alt. 5 (unchanged)	0	0	1 5-unit	1 10-unit	1 20-unit

Alternative 5 to Proposed Zoning Ordinance
More single-family units than current

TR-2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	4	4
Minimum Lot Area per dwelling unit required by density calculation:	10,890 sq. ft.	10,890 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (10,890)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0 *	0 *	2	4	8
Single Family Alt. 5	0 *	1 (1 more)	2	4	8
Duplex Currently	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt. 5 (unchanged)	0	0	1 duplex	2 duplex	4 duplex
Multi-family Currently	0	0	1 duplex	1 4-unit	1 8-unit
Multi-family Alt. 5 (inchanged)	0	0	1 duplex	1 4-unit	1 8-unit

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
More single family, duplex, and multi-family units than
current

TR-3, 4, & 5

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	10,000 sq. ft.	none
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	2	4	8
Single Family Alt. 5	1	1 (1 more)	3 (1 more)	6 (2 more)	12 (4 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 5	0	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt. 5	0	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
(More Single Family, Duplex , and Multi-Fam than current)

MU 2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	7,500 sq. ft.	None
Density (du per acre):	5	6

Minimum Lot Area per dwelling unit required by density calculation:	8,712 sf	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	0*	0	2	5	10
Single Family Alt. 5	1 (1 more)	1 (1 more)	3 (1 more)	6 (1 more)	12 (2 more)
Duplex Currently	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt. 5	0	0	1 duplex	3 duplex (1 more)	6 duplex (1 more)
Multi-family Currently	0	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt. 5	0	0	1 3-unit (1 more du)	1 6-unit (1 more du)	1 12-unit (2 more du)

* One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance

(More SF, D and M F than current in R 2,3; More SF, Less D and M F than current in CC)

MU OZ

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	30,000 sq. ft.	None
Density (du per acre):	R 2,3: 5	6
Minimum Lot Area per dwelling unit required by density calculation:	CC: 15 R 2,3: 8,712 CC: 2,904 sf	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (30,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently R 2,3 & CC	1	0*	0*	1	2
Single Family Alt. 5	1	1 (1 more)	3 (3 more)	6 (5 more)	12 (10 more)
Duplex Currently R 2,3	1 Duplex	0	0	2 duplex	5 duplex
Duplex Currently CC	5 Duplex	0	0	7 duplex	15 duplex
Duplex Alt. 5 (R 2,3 Up; CC down)	2 Duplex	0	1 duplex	3 duplex	6 duplex
Multi-family Currently R 2,3	1 3-unit	0	0	1 5-unit	1 10-unit
Multi-family Currently CC	1 10-unit	0	0	1 15-unit	1 30-unit
Multi-family Alt. 5 (R 2,3 Up; CC down)	1 4-unit	0	1 3-unit	1 6-unit	1 12-unit

- One single family OK if legally non-conforming (grandfathered) lot

Alternative 5 to Proposed Zoning Ordinance
More single family, duplex, and multi-family units than
current

HC 1,2

	<u>Current</u>	<u>Proposed</u>
Minimum Lot Size:	20,000 sq. ft.	none
Density (du per acre):	5	6
Minimum Lot Area per dwelling unit required by density calculation:	8,712 sq. ft.	7,260 sq. ft.
Multifamily:	Permitted	Permitted

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (20,000)	Alternative Density Factor Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
Single Family Currently	1	0 *	1	2	4
Single Family Alt. 5	2 (1 more)	1 (1 more)	3 (2 more)	6 (4 more)	12 (8 more)
Duplex Currently	1 duplex	0	1 duplex	2 duplex	4 duplex
Duplex Alt. 5	1 duplex	0	1 duplex	3 duplex (1 more)	6 duplex (2 more)
Multi-family Currently	1 duplex	0	1 duplex	1 5-unit	1 10-unit
Multi-family Alt. 5	1 duplex	0	1 3-unit (1 more unit)	1 6-unit (1 more unit)	1 12-unit (2 more units)

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1, 3, 4, and 5

4-20-15 draft

All examples assume that if a single-family house or duplex is built, it will be the sole house on any individual lot (i.e. people will not put 2 or more houses or duplexes on a single lot, even though that is technically possible)

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

R- 1 and 8

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	0*	0* or 1	1	3	6
S F Prop	0*	1	1	3	6
S F Alt. 1	0*	1	1	3	6
S F Alt. 3	0*	1	1	3	6
S F Alt. 4	0*	1	1	3	6
S F Alt 5	0*	1	2	4	8
Dpl Current	0	0	0	1 duplex	3 duplex
Duplex Prop	0	0	0	1 duplex	3 duplex
Duplex Alt 1	0	0	0	1 duplex	3 duplex
Duplex Alt 3	0	0	0	1 duplex	3 duplex
Duplex Alt 4	0	0	0	1 duplex	3 duplex
Duplex Alt 5	0	0	1 duplex	2 duplex	4 duplex
M F Current	0	0	0	0	0
M F Prop	0	0	0	0	0
M F Alt. 1	0	0	0	0	0
M F Alt. 3	0	0	0	0	0
M F Alt. 4	0	0	0	0	0
M F Alt 5	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

R-2

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (15,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0*	1	2	5
S F Prop	1	0*	2	5	10
S F Alt. 1	1	1	2	5	11
S F Alt. 3	2	1	3	6	12
S F Alt. 4	1	1	2	5	10
S F Alt 5	2	1	3	6	12
Dpl Current	0	0	1 duplex	2 duplex	5 duplex
Duplex Prop	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	1 duplex	0	1 duplex	3 duplex	6 duplex
Duplex Alt 3	1 duplex	0	1 duplex	3 duplex	6 duplex
Duplex Alt 4	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 5	1 duplex	0	1 duplex	3 duplex	6 duplex
M F Current	0	0	0	0	0
M F Prop	0	0	0	0	0
M F Alt. 1	0	0	0	0	0
M F Alt. 3	0	0	0	0	0
M F Alt. 4	0	0	0	0	0
M F Alt 5	0	0	0	0	0

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1, 3, 4, and 5

R-3, 4, 5

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (15,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0*	1	2	5
S F Prop	1	0*	2	5	10
S F Alt. 1	2	1	2	5	11
S F Alt. 3	2	1	3	6	12
S F Alt. 4	1	1	2	5	10
S F Alt 5	2	1	3	6	12
Dpl Current	0	0	1 duplex	2 duplex	5 duplex
Duplex Prop	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	1 duplex	0	3 duplex	3 duplex	6 duplex
Duplex Alt 3	1 duplex	0	1 duplex	3 duplex	6 duplex
Duplex Alt 4	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 5	1 duplex	0	1 duplex	3 duplex	6 duplex
M F Current	0	0	1 duplex	1 5-unit	1 10-unit
M F Prop	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt. 1	1 duplex	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 3	1 duplex	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 4	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt 5	1 duplex	0	1 3-unit	1 6-unit	1 12-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

R-6

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (12,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0*	1	3	7
S F Prop	1	0*	2	5	10
S F Alt. 1	1	1	2	5	11
S F Alt. 3	1	1	3	6	12
S F Alt. 4	1	1	2	5	10
S F Alt 5	1	1	3	6	12
Dpl Current	1 duplex	0	1 duplex	3 duplex	7 duplex
Duplex Prop	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	0	0	2 duplex	3 duplex	6 duplex
Duplex Alt 3	1 duplex	0	1 duplex	3 duplex	6 duplex
Duplex Alt 4	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 5	1 duplex	0	1 duplex	3 duplex	6 duplex
M F Current	1 duplex	0	1 4-unit	1 8-unit	1 16-unit
M F Prop	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt. 1	0	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 3	0	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 4	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt 5	0	0	1 3-unit	1 6-unit	1 12-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

R-7

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0* or 1	2	4	8
S F Prop	1	1	2	4	8
S F Alt. 1	1	1	2	4	8
S F Alt. 3	1	1	3	7	14
S F Alt. 4	1	1	2	4	8
S F Alt 5	1	1	3	7	14
Dpl Current	0	0	1 duplex	3 duplex	7 duplex
Duplex Prop	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 1	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 3	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 4	0	0	1 duplex	3 duplex	7 duplex
Duplex Alt 5	0	0	1 duplex	3 duplex	7 duplex
M F Current	0	0	1 3-unit	1 7-unit	1 14-unit
M F Prop	0	0	1 3-unit	1 7-unit	1 14-unit
M F Alt. 1	0	0	1 3-unit	1 7-unit	1 14-unit
M F Alt. 3	0	0	1 3-unit	1 7-unit	1 14-unit
M F Alt. 4	0	0	1 3-unit	1 7-unit	1 14-unit
M F Alt 5	0	0	1 3-unit	1 7-unit	1 14-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

R- R

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	0*	0* or 1	4	8	16
S F Prop	0*	1	4	8	16
S F Alt. 1	0*	1	4	8	16
S F Alt. 3	0*	1	4	8	16
S F Alt. 4	0*	1	4	8	16
S F Alt 5	0*	1	4	8	16
Dpl Current	0	0	2 duplex	4 duplex	8 duplex
Duplex Prop	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 1	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 3	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 4	0	0	2 duplex	4 duplex	8 duplex
Duplex Alt 5	0	0	2 duplex	4 duplex	8duplex
M F Current	0	0	1 4-unit	1 8-unit	1 16-unit
M F Prop	0	0	1 4-unit	1 8-unit	1 16-unit
M F Alt. 1	0	0	1 4-unit	1 8-unit	1 16-unit
M F Alt. 3	0	0	1 4-unit	1 8-unit	1 16-unit
M F Alt. 4	0	0	1 4-unit	1 8-unit	1 16-unit
M F Alt 5	0	0	1 4-unit	1 8-unit	1 16-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1,3,4 and 5

TR-1

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0* or 1	2	5	11
S F Prop	1	1	2	5	11
S F Alt. 1	1	1	2	5	11
S F Alt. 3	1	1	5	10	20
S F Alt. 4	1	1	5	10	20
S F Alt 5	1	1	5	10	20
Dpl Current	0	0	2 duplex	5 duplex	10 duplex
Duplex Prop	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 1	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 3	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 4	0	0	2 duplex	5 duplex	10 duplex
Duplex Alt 5	0	0	2 duplex	5 duplex	10 duplex
M F Current	0	0	1 5-unit	1 10-unit	1 20-unit
M F Prop	0	0	1 5-unit	1 10-unit	1 20-unit
M F Alt. 1	0	0	1 5-unit	1 10-unit	1 20-unit
M F Alt. 3	0	0	1 5-unit	1 10-unit	1 20-unit
M F Alt. 4	0	0	1 5-unit	1 10-unit	1 20-unit
M F Alt 5	0	0	1 5-unit	1 10-unit	1 20-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives 1,3,4 and 5

TR-2

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	0*	0* or 1	2	4	8
S F Prop	0*	0*	2	4	8
S F Alt. 1	0*	0*	2	4	8
S F Alt. 3	0*	1	2	4	8
S F Alt. 4	0*	1	2	4	8
S F Alt 5	0*	1	2	4	8
Dpl Current	0	0	1 duplex	2 duplex	4 duplex
Duplex Prop	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 1	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 3	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 4	0	0	1 duplex	2 duplex	4 duplex
Duplex Alt 5	0	0	1 duplex	2 duplex	4 duplex
M F Current	0	0	1 duplex	1 4-unit	1 8-unit
M F Prop	0	0	1 duplex	1 4-unit	1 8-unit
M F Alt. 1	0	0	1 duplex	1 4-unit	1 8-unit
M F Alt. 3	0	0	1 duplex	1 4-unit	1 8-unit
M F Alt. 4	0	0	1 duplex	1 4-unit	1 8-unit
M F Alt 5	0	0	1 duplex	1 4-unit	1 8-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1,3,4 and 5

TR-3, 4, & 5

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (10,000)	ADF Minimum (14,520)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0*	2	4	8
S F Prop	0*	1	1	3	6
S F Alt. 1	1	1	3	6	12
S F Alt. 3	1	1	3	6	12
S F Alt. 4	0*	1	1	3	6
S F Alt 5	1	1	3	6	12
Dpl Current	0	0	1 duplex	2 duplex	5 duplex
Duplex Prop	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 1	0	0	0	1 duplex	3 duplex
Duplex Alt 3	0	0	1 duplex	3 duplex	6 duplex
Duplex Alt 4	0	0	0	1 duplex	3 duplex
Duplex Alt 5	0	0	1 duplex	3 duplex	6 duplex
M F Current	0	0	1 duplex	1 5-unit	1 10-unit
M F Prop	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt. 1	0	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 3	0	0	1 3-unit	1 6-unit	1 12-unit
M F Alt. 4	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt 5	0	0	1 3-unit	1 6-unit	1 12-unit

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1,3,4 and 5

MU 2

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (7,500)	ADF Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	0*	0*	2	5	10
S F Alt 5	1	1	3	6	12
S F Prop Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
Dpl Current	0	0	1 duplex	2 duplex	5 duplex
Duplex Alt 5	0	0	1 duplex	3 duplex	6 duplex
Duplex Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
M F Current	0	0	1 duplex	1 5-unit	1 10-unit
M F Alt 5	0	0	1 3-unit	1 6-unit	1 12-unit
M F Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1,3,4 and 5

MU OZ

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (30,000)	ADF Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current R 2,3 & CC	1	0*	0*	1	2
S F Alt 5	1	1	3	6	12
S F Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
Dpl Current R 2,3	1 Duplex	0	0	2 duplex	5 duplex
Dpl Current CC	5 Duplex	0	0	7 duplex	15 duplex
Duplex Alt 5	2 Duplex	0	1 duplex	3 duplex	6 duplex
Duplex Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
M F Current R 2,3	1 3-unit	0	0	1 5-unit	1 10-unit
M F Current CC	1 10-unit	0	0	1 15-unit	1 30-unit
M F Alt 5	1 4-unit	0	1 3-unit	1 6-unit	1 12-unit
M F Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA

* One single family OK if legally non-conforming (grandfathered) lot

Comparison of Current, Proposed, and Alternatives
1,3,4 and 5

HC 1,2

Number of each type of housing that can be built per size of lot:

	Lot Size (across)				
Type of Housing (below)	Current Min (20,000)	ADF Minimum (7,260)	½ acre 21,780 sq. ft.	1 acre 43,560 sq. ft.	2 acres 87,120 sq. ft.
S F Current	1	0*	1	2	4
S F Alt 5	2	1	3	6	12
S F Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
Duplex Current	1 duplex	0	1 duplex	2 duplex	4 duplex
Duplex Alt 5	1 duplex	0	1 duplex	3 duplex	6 duplex
Duplex Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA
M F Current	1 duplex	0	1 duplex	1 5-unit	1 10-unit
M F Alt 5	1 duplex	0	1 3-unit	1 6-unit	1 12-unit
M F Prop & Alts. 1, 3, 4	NA	NA	NA	NA	NA

* One single family OK if legally non-conforming (grandfathered) lot