

Table 1 - Comparison of Existing and Potential Floor Area Ratio (FAR) Standards

Lot Size	Neighborhood Conservation, Low Density Zone District (N-C-L)									Lot Size	Neighborhood Conservation, Medium Density Zone District (N-C-M)								
	Existing Standard			2013 Standard							Existing Standard			2013 Standard					
	Max. FAR	Additional Accessory Structure Floor Area Allowance	Total Allowed Floor Area	Max. FAR	Allowed Floor Area	Additional 1,000 sf Floor Area Lots ≥ 5,000 sf & < 10,000 sf	Additional Accessory Structure Floor Area Allowance	Total Floor Area	Actual FAR		Max. FAR	Additional Accessory Structure Floor Area Allowance	Total Allowed Floor Area	Max. FAR	Allowed Floor Area	Additional 1,000 sf Floor Area Lots ≥ 5,000 sf & < 10,000 sf	Additional Accessory Structure Floor Area Allowance	Total Floor Area	Actual FAR
3,000	0.40	0	1200	0.40	1,200	0	0	1,200	0.40	0.50	0	1,500	0.50	1,500	0	0	1,500	0.50	
4,000	0.40	0	1600	0.40	1,600	0	0	1,600	0.40	0.50	0	2,000	0.25	1,000	1,000	0	2,000	0.50	
5,000	0.40	0	2000	0.20	1,000	1,000	0	2,000	0.40	0.50	0	2,500	0.25	1,250	1,000	0	2,250	0.45	
6,000	0.40	0	2400	0.20	1,200	1,000	250	2,450	0.41	0.50	0	3,000	0.25	1,500	1,000	250	2,750	0.46	
7,000	0.40	0	2800	0.20	1,400	1,000	250	2,650	0.38	0.50	0	3,500	0.25	1,750	1,000	250	3,000	0.43	
8,000	0.40	0	3200	0.20	1,600	1,000	250	2,850	0.36	0.50	0	4,000	0.25	2,000	1,000	250	3,250	0.41	
9,000	0.40	0	3600	0.20	1,800	1,000	250	3,050	0.34	0.50	0	4,500	0.25	2,250	1,000	250	3,500	0.39	
10,000	0.40	0	4000	0.30	3,000	0	250	3,250	0.33	0.50	0	5,000	0.35	3,500	0	250	3,750	0.38	
11,000	0.40	0	4400	0.30	3,300	0	250	3,550	0.32	0.50	0	5,500	0.35	3,850	0	250	4,100	0.37	
12,000	0.40	0	4800	0.30	3,600	0	250	3,850	0.32	0.50	0	6,000	0.35	4,200	0	250	4,450	0.37	
13,000	0.40	0	5200	0.30	3,900	0	250	4,150	0.32	0.50	0	6,500	0.35	4,550	0	250	4,800	0.37	
14,000	0.40	0	5600	0.30	4,200	0	250	4,450	0.32	0.50	0	7,000	0.35	4,900	0	250	5,150	0.37	
15,000	0.40	0	6000	0.30	4,500	0	250	4,750	0.32	0.50	0	7,500	0.35	5,250	0	250	5,500	0.37	

Existing FAR Standard for N-C-L	
All Lots:	Lot Size * 0.40 = Max Floor Area

2013 FAR Option for N-C-L	
Lot < 5,000 sf:	Lot Size * 0.40 = Max. Floor Area
Lot ≥ 5,000 and < 10,000 sf	Lot Size * 0.20 + 1,000 (+250 sf in detached rear accessory structure on lots ≥ 6,000 sf) = Max. Floor Area
Lot ≥ 10,000 sf	Lot Size * 0.30 (+250 sf in detached rear accessory structure) = Max. Floor Area

Existing FAR Standard for N-C-M	
All Lots:	Lot Size * 0.50 = Max Floor Area

2013 FAR Option for N-C-M	
Lot < 4,000 sf:	Lot Size * 0.50 = Max. Floor Area
Lot ≥ 4,000 and < 10,000 sf	Lot Size * 0.25 + 1,000 (+250 sf in detached rear accessory structure on lots ≥ 6,000 sf) = Max. Floor Area
Lot ≥ 10,000 sf	Lot Size * 0.35 (+250 sf in detached rear accessory structure) = Max. Floor Area