

CHAPTER 280-MAXIMUM HOUSE SIZE RES 2022-746
CHEAT SHEET

LOT SIZE ¹		LOT COVERAGE	NEW HOUSE SIZE CODE (2022)
LOT SIZE IN BUILDER'S ACRES	LOT SIZE (IN SQUARE FEET)	20% LOT COVERAGE	LOTS UNDER 10,000 SF: 2,100 SF LOTS 10,001 -20,000 SF:12.5% OF LOT AREA ABV 10,000 + 2,100 SF LOTS 20,001 -30,000 SF:10% OF LOT AREA ABV 20,000 + 3,350 SF LOTS 30,001 - 40,000 SF:7.5% OF LOT AREA ABV 30,000 + 4,350 SF LOTS 40,001- 80,000 SF: 5% OF LOT AREA ABV 40,000 +5,100 SF LOTS 80,001- 200,000 SF: 2.5% OF LOT AREA ABV 80,000 + 7,100 SF LOTS ABOVE 200,000: 1% OF LOT AREA ABOVE 200,000 + 10,100 SF
		INCLUDES AREA COVERED BY: BUILDINGS; BALCONIES; TERRACES, PATIOS AND DECKS ABOVE GRADE; SWIMMING POOLS, TENNIS COURTS AND OTHER SIMILAR STRUCTURES.	ATTACHED GARAGES ARE INCLUDED IN GFA
			ACCESSORY BUILDINGS ARE <u>EXCLUDED</u> IN GFA ³
			HOUSE AND GARAGE TOTAL
	6,250 SF	1,250 SF	2,100 GFA
"1/4 ACRE"	10,000 SF	2,000 SF	2,100 GFA
"1/2 ACRE"	20,000 SF	4,000 SF	3,350 GFA
"3/4 ACRE"	30,000 SF	6,000 SF	4,350 GFA
"1 ACRE"	40,000 SF	8,000 SF	5,100 GFA
"1 1/2 ACRES"	60,000 SF	12,000 SF	6,100 GFA
"2 ACRES"	80,000 SF	16,000 SF	7,100 GFA
"3 ACRES"	120,000 SF	24,000 SF	8,100 GFA
"4 ACRES"	160,000 SF	32,000 SF	9,100 GFA
"5 ACRES"	200,000 SF	40,000 SF	10,100 GFA
"10 ACRES"	400,000 SF	80,000 SF	12,100 GFA
"20 ACRES"	800,000 SF	160,000 SF	16,100 GFA
"30 ACRES"	1,200,000 SF	240,000 SF	20,100 GFA
"40 ACRES"	1,600,000 SF	320,000 SF	24,100 GFA
"80 ACRES"	3,200,000 SF	640,000 SF	40,100 GFA
ABSOLUTE MAXIMUM			NONE
MAXIMUM HEIGHT ² - SLOPING ROOF			35' TO PEAK
MAXIMUM HEIGHT ² -FLAT OR MANSARD ROOF			25'
PYRAMID LAW LIMITING HT. BASED ON SETBACKS ²			YES
20% LOT COVERAGE STILL APPLIES FOR ALL PROPOSALS (OR LESS BY ZONE WHERE APPLICABLE)			

¹HOUSE SIZE FORMULA IS BASED ON BUILDABLE LAND AREA AS DEFINED BY EXISTING CODE

²MAXIMUM HEIGHT: 35' TO PEAK FROM NATURAL GRADE FOR SLOPING ROOFS / 25' FROM NATURAL GRADE FOR FLAT OR MANSARD ROOFS AND MUST BE WITHIN A 45° PYRAMID STARTING 10' ABOVE NATURAL GRADE AT LOT LINES.

³ACCESSORY BUILDINGS WOULD BE LIMITED BASED ON LOT COVERAGE AND SECTION 280-15c OF CURRENT CODE