

R1 Building Area Ratio

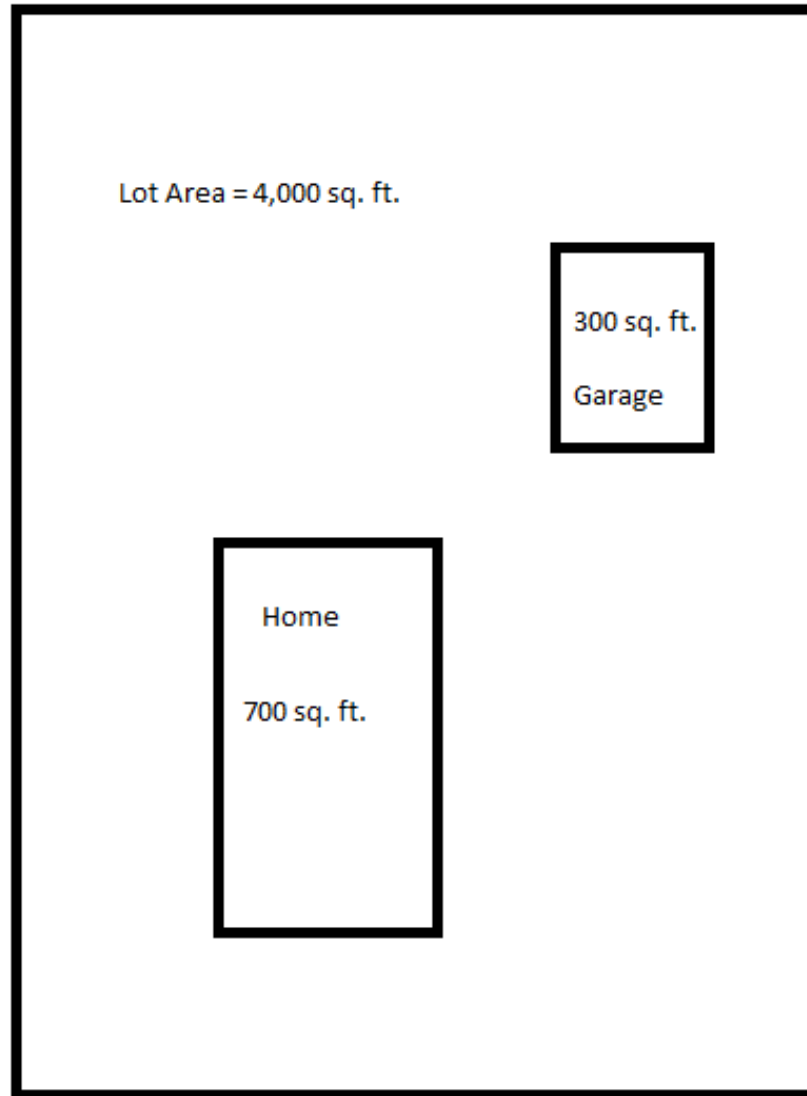
Zoning Text Amendment

City Council

January 17, 2017

Text Amendment

- The City Council is requested to consider a proposal to raise the Building Area Ratio (BAR) for R1 properties from 25% to 30%.
- BAR is the area of the lot covered by the footprint of a principal building, detached garage, and covered porches, expressed as a percentage of the total lot area.



Building Area =
 $300 + 700 = 1000 \text{ sq. ft.}$

Building Area Ratio =
Building Area / Lot
Area = $1,000 / 4,000 =$
25%

BAR is not an impervious
surface calculation and does
not address stormwater.

Issue

- BAR standard put in place to try and limit large homes being constructed out of character with a neighborhood.
- The standard has affected existing homes more than proposed homes.
- While only a handful of preliminary home designs have had to be slightly reduced to meet the standard, six variances have been issued to owners of small lots wishing to add a garage.

Issue

- Analysis of parcel data revealed:
 - 20% of R1 parcels currently exceed the BAR limit
 - 27% of existing parcels would need a variance to add a one car garage
 - 37% of existing parcels would need a variance to add a two car garage

Impact

- Typical R1 lot is 10,890 sq. ft.
- 25% BAR allows for 2,723 sq. ft. of building footprint
- 30% BAR would allow for 3,267 sq. ft. of building footprint
- Net increase of 544 sq. ft. of building footprint