Parking. Two off-street parking spaces must be provided for each dwelling unit, with the exception of a limited triplex which is required to provide four off-street parking spaces.

Lot Coverage. The zoning code regulates the portion of a lot that can be covered with hard-surfaced materials such as building, decks, driveways and walkways. The maximum lot coverage is 50%. A work sheet for calculating lot coverage is attached to this document.

Floor Area Ratio. The zoning code regulates the maximum amount of floor area that a dwelling can have. The method for achieving this objective is called the floor area ratio (FAR).

The maximum FAR in the RVL zone is .5.

In the RL zone, the maximum FAR for a lot more than 5,000 square feet is .5 and for a lot 5,000 square feet or less it is .6.

The maximum FAR in the R2, RAM, R3 and RM zones is .6.

For example, if you own a 5,000 square foot lot in the R2 zone, your house and garage may have a total floor area of no more than 3,000 square feet.

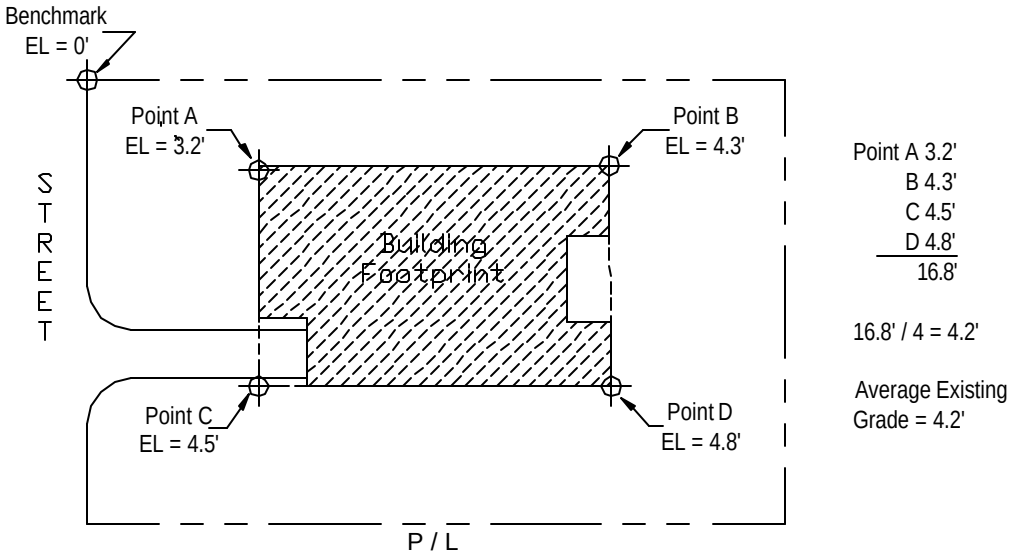
The floor area ratio standard does not apply to multifamily dwellings.

A work sheet for calculating the floor area ratio is attached to this document.

Building Height. The maximum building height for a dwelling is twenty-four feet, measured as the distance from the average elevation of the existing grade to the highest point of the roof surface of a flat roof, to the top of a mansard roof, or to the average of the height level between the eaves and the ridge of a pitched roof. The ridge height of a pitched roof will not exceed twenty-eight feet. In order to be considered a pitched roof, a roof must have a pitch of at least 5:12. A building with a roof whose pitch is less than 5:12 is treated as having a flat roof.

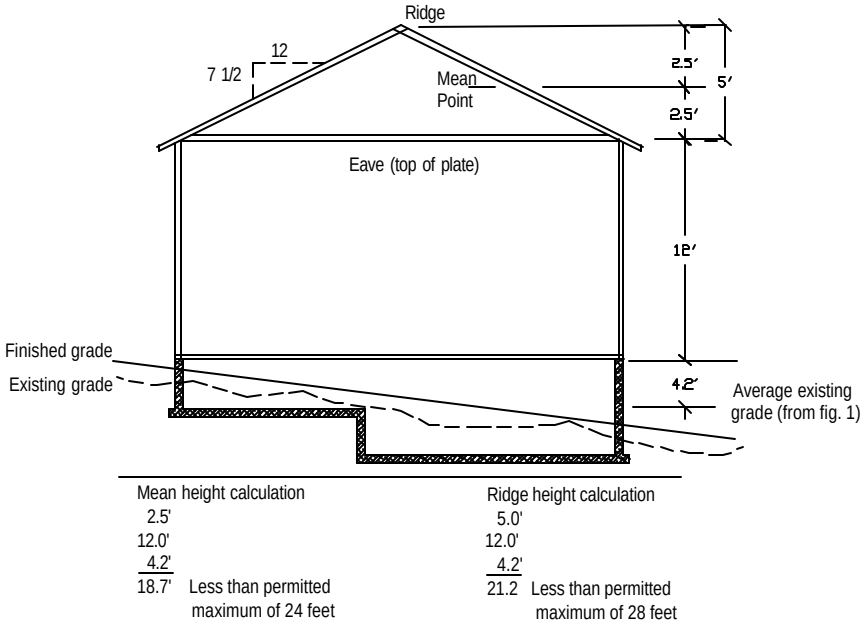
To determine the height of a building, you must determine the average existing grade. To determine the average existing grade, place the smallest imaginary rectangle that fits around your building's foundation. Then establish the elevation (+ or -) of the four corners of the rectangle from a benchmark than you have selected. Then average the elevation that has been determined at each of the four corners. This number is the average existing grade.

Figure 1. Determining Average Existing Grade



The following diagram (Figure 2) illustrates how to calculate the building height, once the average existing grade has been calculated. Projections such as chimneys, domes, and similar structures not used for human occupancy, are not included in the calculation of the building height.

Figure 2. Determining Maximum and Average Allowable Building Height



Mean height between eaves & ridge	**Ridge height**
3'2"	3'2"
17'8"	17'8"
2'8"	5'0"
23'4" Less than permitted maximum of 24'	26'0" Less than permitted maximum of 28'