

CHAPTER 4 – BUILDING SCALE AND FORM

LOT SIZE INFORMATION (WITH DELETIONS STRIKETHROUGH, ADDITIONS UNDERLINED)

During the October 8th discussion, the SunPAC indicated concern regarding the amount of development allowed within the areas outside of the commercial corridor in Summerland. There was additional concern regarding development within the Urban area due to the unique lot configurations. Parcel information specific to residential development in both the Urban and Rural areas has been compiled for reference. Zoning designations such as commercial, industrial, utility, transportation corridor, recreational and design residential designations have been excluded from the analysis. Lot area data has been provided in Tables 3, 4 and 5 and include the average, median, maximum and minimum parcel sizes. Tables ~~3 and 4~~ includes 3 maximum FAR for single-family residences based on the current FAR requirements. Table 4 includes maximum FAR for duplexes based on the current FAR requirements. In addition, the Summerland zoning map has been included for reference (see Attachment 4.a).

Urban

The Urban area generally consists of the original tent lot subdivision and a series of lots along Ortega Ridge Road. The residential zoning designations within the Urban area are Single-Family Residential (10-R-1, 7-R-1, and 1-E-1) and Two-Family Residential (10-R-2), which are contained in Tables 3 and 4. As noted above, the maximum allowable FAR has been calculated for each based on the current FAR requirements. The total allowed FAR is based on the limits set by the FAR for the parcel size.

Table 3						
Urban Residential Zoning Designations						
7-R-1	Lot Size		Single-Family Residence			
	<i>Acres</i>	<i>Square Feet</i>	<i>FAR</i>	<i>Max Allowed</i>	<i>Calculation</i>	<i>Total Allowed</i>
Average	0.20	8,759	0.28	2,538	2,452	2,452
Median	0.17	7,405	0.3	2,268	2,222	2,222
Max	0.63	27,443	N/A ¹	8,000	3,872	3,872
Min	0.01	436	0.5	950	218	218
10-R-2	Lot Size		Single-Family Residence			
	<i>Acres</i>	<i>Square Feet</i>	<i>FAR</i>	<i>Max Allowed</i>	<i>Calculation</i>	<i>Total Allowed</i>
Average	0.18	7,841	0.3	2,268	2,352	2,268
Median	0.15	6,534	0.32	2,070	2,091	2,070
Max	1.00	43,560	N/A ¹	8,000	4,678	4,678
Min	0.03	1,307	0.5	950	653	653
1-E-1	Lot Size		Single-Family Residence			
	<i>Acres</i>	<i>Square Feet</i>	<i>FAR</i>	<i>Max Allowed</i>	<i>Calculation</i>	<i>Total Allowed</i>
Average	1.13	49,038	N/A ¹	8,000	4,952	4,925
Median	1.01	44,213	N/A ¹	8,000	4,711	4,711
Max	2.36	102,802	N/A ¹	8,000	7,640	7,640
Min	0.35	15,246	N/A ¹	8,000	3,262	3,262
10-R-1	Lot Size		Single-Family Residence			
	<i>Acres</i>	<i>Square Feet</i>	<i>FAR</i>	<i>Max Allowed</i>	<i>Calculation</i>	<i>Total Allowed</i>
Average	0.34	15,020	N/A ¹	8,000	3,251	3,251
Median	0.25	10,890	0.26	3,100	2,831	2,831
Max	1.56	67,954	N/A ¹	8,000	5,898	5,898
Min	0.05	2,178	0.5	950	1,089	950

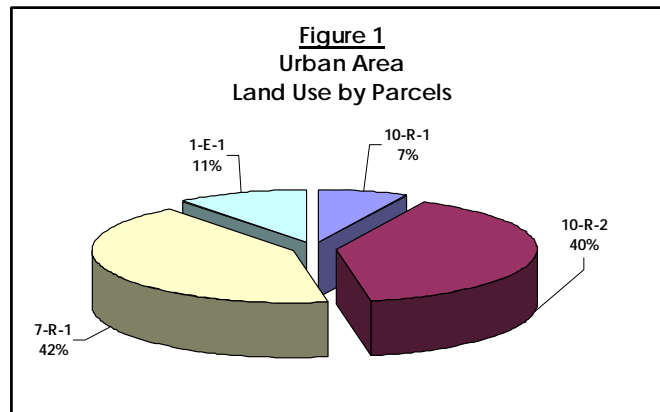
1. The maximum allowable square footage (sf) for lots over 12,000 sf shall be established as a base of 2,500 plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

The information provided in Table 3 indicates that the average lot size within the Urban area for the primary zoning areas, 7-R-1 and 10-R-2, would result in a single-family residence with a maximum floor area of approximately 2,240 and 2,420 square feet respectively. Table 4, below indicates the ~~maximum floor area for an~~ average size parcel in the 10-R-2 area would ~~result in a two-family residence of up to~~ allow up to 2,268 square feet ~~maximum floor area~~. Other zoning designations within the Urban area are generally outside the original tent lot subdivision and comprised of larger lots and thus larger homes. Figures 1-2 illustrates the composition of parcels in the Urban area by zoning designation and parcel size.

Table 4						
Urban Two-Family Residential						
10-R-2	Lot Size		Two-Family Residence			
	Acres	Square Feet	FAR	Max Allowed	Calculation	Total Allowed
Average	0.18	7,841	0.27	3,600	2,117	2,268
Median	0.15	6,534	0.27	3,600	1,764	2,070
Max	1.00	43,560	0.27	3,600	11,761	3,600
Min	0.03	1,307	0.27	3,600	353	653

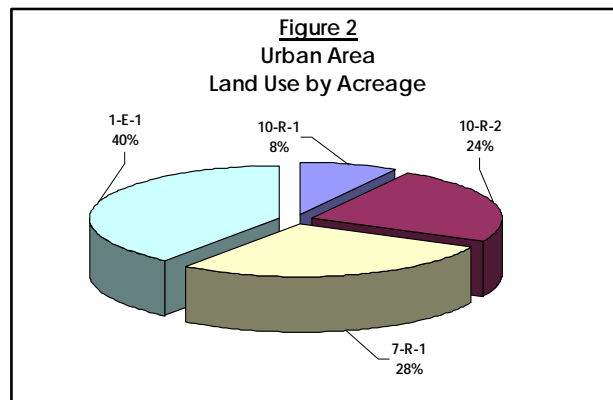
Figure 1 ~~illustrates the residential land use composition by parcel, which~~ indicates

that the main designations are Single-Family Residential (7-R-1) at 42% and Two-Family Residential (10-R-2) at 40%. The average parcel size for these two main land use designations is approximately 8,759 square feet for 7-R-1 and approximately 7,841 square feet for 10-R-2. The remaining residential land use designations account for the remaining 18% (1-E-1 at 11% and 10-R-1 at 7%).



~~The allowable floor area for a single family residence located on an average sized lot in 7 R 1 would be approximately 2,452 square feet and 2,268 for a single family residence in the 10 R 2 (see Table 3). The allowable floor area for a two family dwelling located on an average sized lot in 10 R 2 would also be 2,268 square feet (see Table 4).~~

Figure 2 illustrates the parcel acreage for residential land use within the Urban area. This figure indicates that Single-Family land uses comprise approximately 75% land area. Figure 2 also illustrates ~~how much acreage is required for the lot size requirements of~~ each zoning designation. Interestingly, the Two-Family Residential area



represents approximately only 25% of the total area, which is in contrast to the Figure 1, where it represents approximately 40% of the residentially designated parcels within the Urban area, which is partially due to the unique lot sizes found within the Urban area.