



**PLANNING & DEVELOPMENT DEPARTMENT**  
**OFFICE OF LONG RANGE PLANNING**  
**TRANSMITTAL MEMO**

**DATE:** January 13, 2009

**TO:** SunPAC Members

**FROM:** Derek Johnson, Deputy Director  
Lucy Pendl, Planner

**SUBJECT:** SunPAC Meeting #17

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The items noted below have been included or referenced in preparation of the January 21, 2009 meeting.

1. **Meeting Agenda.** The meeting agenda for the January 21, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1 – Pages 3-4)
2. **Meeting Minutes.** Action Minutes from the December 10, 2008 meeting are included for your review and approval. (Attachment 2 – Pages 5-7)
3. **Proposed FAR changes for Large Lots.** Attached is draft language for Maximum Allowable square footage. (Attachment 3 – Pages 8-11)
4. **Background Information on Building Scale and Form.** A few minor edits to correct grammatical errors and clarify information were made to the Lot Size Information part of this handout, originally provided in the meeting transmittal memo of October 29, 2008 for meeting #15. The replacement pages are included for your information. (Attachment 4 – Pages 12-15)

Please refer to Transmittal materials provided to you for the November 5, 2008 and December 10, 2008 meetings. You may also download the materials at the following webpage:

<http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

**MEETING AGENDA FOR JANUARY 21, 2009**

**Agenda Item 1**

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Pledge of Allegiance and Roll Call

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**Agenda Item 2**

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Public Comment period – This time is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

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**Agenda Item 3**

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Meeting Minutes – Review and approval of the December 10, 2008 meeting minutes.

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**Agenda Item 4**

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Continued discussion of Chapter 4: Building Scale and Form:

Chapter 4 of the draft Residential Design Guidelines has been on the agenda for discussion for meetings #14, #15 (cancelled), and #16. At meeting #16 held on 12/10/08, the SunPAC discussed Floor Area Ratios and requested more information, including a sliding scale included in Attachment 3. Below are the remaining sections of Chapter 4 for discussion on January 21, 2009; at this meeting, staff is requesting SunPAC action to conclude the review of Chapter 4.

- Floor Area Ratio (FAR) – The SunPAC requested input from staff regarding FAR, and these calculations, including a sliding scale, have been included in Attachment 3.
- Building Height – This is a companion method to FAR, commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Changes have been proposed in the draft Residential Design Guidelines to ensure consistent application of height limits and measurement methodologies as used throughout the County.
- Building Form – This is another means used to adjust the apparent mass of a structure. Proposed guidelines address neighborhood scale, architectural mass, second stories and additions, solar access and façade articulation.

Please come prepared to finalize your comments on Chapter 4 of the Residential Design Guidelines.

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**Adjourn**

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**Next meeting: SunPAC Community Plan Update Meeting #18**  
Topic: Continued Review of the Draft Residential Design Guidelines  
Wednesday, February 4, 2009, 6:00 PM  
Board of Supervisors Conference Room, 4th Floor

**CC:** Jeremy Tittle, Executive Assistant, 1<sup>st</sup> District Office  
John McInnes, Director, Office Long of Range Planning





# Notice of Public Meeting

## Summerland Planning Advisory Committee (SunPAC) Meeting #17

**Date:** Wednesday, January 21, 2009

**Time:** 6:00 pm

**Location:** Board of Supervisors Conference Room  
123 East Anapamu Street, 4<sup>th</sup> Floor, Santa Barbara

**Attendees:** SunPAC Members, County Staff and Public Participants

**Purpose/Discussion:** Review of the Draft Residential Design Guidelines

**Material to read:** Draft Summerland Residential Design Guidelines  
1992 Board of Architectural Review Design Guidelines for Summerland

**Material to bring:** SunPAC Meeting Materials

| Agenda Item          | Discussion Topic   |
|----------------------|--|
| <b>CALL TO ORDER</b> |  |
| # 1                  | <b>Pledge of Allegiance &amp; Roll Call</b>  |
| # 2                  | <b>Public Comment Period:</b> <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i> |
| # 3                  | <b>Meeting Minutes from December 10, 2008</b>  |
| # 4                  | <b>Continued Discussion of Draft Residential Design Guidelines Chapter 4</b> <ul style="list-style-type: none"> <li>▪ FAR (Cont'd)</li> <li>▪ Height</li> <li>▪ Building Form</li> </ul> <b>Public Comment</b>       |

### Adjourn

**Next Meeting** SunPAC Meeting #18  
Topic: Chapters 5 (Architectural Styles & Features) and 6 (Building Details)  
Wednesday, February 4, 2009, 6:00 PM  
Board of Supervisors Conference Room  
123 Anapamu Street, 4<sup>th</sup> Floor, Santa Barbara

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or [djohnson@sbcao.org](mailto:djohnson@sbcao.org) and further information may be obtained on the following web site: <http://countyofsb.org/plandev/comp/planareas/summerland>

*Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.*





# SUMMERLAND Planning Advisory Committee (SunPAC)

December 10, 2008 Meeting – Minutes

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1. **Meeting Called to Order:** By Chair **Donaldson** at 6:02 pm.

2. **Pledge of Allegiance & Roll Call**

**SunPAC Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, Paul Franz, David Hill, Mary Holzhauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

**SunPAC Members Absent:** None

**County Staff Present:** Office of Long Range Planning: Derek Johnson, Deputy Director, Shaunn Mendrin, Senior Planner, and Lucy Pendl, Planner.

**Welcome:** Chair **Donaldson** and Staff Member Derek Johnson welcomed participants and provided opening comments.

3. **Public Comment:** None.

4. **Minutes of October 8<sup>th</sup>, 2008 SunPAC Meeting:**

**ACTION:** Member Perkins moved, Member Franklin seconded, and carried by a vote of 11-0 to approve the October 8, 2008 SunPAC Meeting Minutes with no amendments.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

5. **Staff Presentation:** Staff Member Mendrin led a PowerPoint presentation to provide a continued overview of Chapter 4, Building Scale and Form of the Draft Residential Design Guidelines. The presentation focused on Story Poles and Floor Area Ratio (FAR).

Story Pole Guidelines were proposed, requiring Story Poles for all new Commercial and Residential construction and for second-story Commercial additions. Several stipulations were added:

- Demarcation of finished floor levels and a scale are required, and a permanent benchmark must be used to place the Story Poles,
- A licensed surveyor must certify the Story Poles, and
- The County of Santa Barbara South Board of Architectural Review has discretion on Story Pole project requirements.

**ACTION:** Member Perkins moved, seconded by Member Hill, and carried by a vote of 11-0 to approve the Story Pole Guidelines as amended and to postpone the discussion of the Story Pole Thresholds.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

The SunPAC discussion of FAR yielded several conclusions:

- A 50% FAR credit will be given for lots with abandoned roads used for anything other than vehicular ingress/egress (e.g. landscaping). No FAR credit will be granted for abandoned roads, which are used for vehicular ingress/egress.
- A maximum square footage allowance should be set, with a sliding scale for calculating FAR limits for lots over 10,000 sq ft; Vice Chair Perkins recommended a cap of 12,000 sq ft for such properties. Chair Donaldson requested that staff create and present a sample sliding scale for determining maximum FAR on lots larger than 10,000 sq ft.

6. **Adjournment:** Member Hill moved, Member Franklin seconded, and carried by a vote of 11-0 to adjourn the meeting.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

Meeting adjourned at 9:08 pm.

**Next Meeting:** Wednesday, January 21, 2009, 6:00pm  
123 East Anapamu Street, Santa Barbara  
Board of Supervisors Hearing Room, 4<sup>th</sup> Floor

**Topic:** Continued Review of the Draft Residential Design Guidelines

**Minutes Approved:**

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Robert (Robin) Donaldson, Chair





# PLANNING AND DEVELOPMENT DEPARTMENT

## OFFICE OF LONG RANGE PLANNING

### Summerland – Maximum Square Footage

Based on the comments received at the meeting on December 10, 2008, staff has drafted new language for consideration.

#### EXISTING LANGUAGE

CHANGES INDICATED AS RED AND UNDERLINED

**Single Family Residential:** All new single family homes and alterations (remodels and/or additions) to existing single family homes in any zone district except Design Residential shall not exceed the following standards:

| Lot Size Between  | FAR                     | Max. Allowable <sup>1</sup> |
|---|-------------------------|-----------------------------|
| Up to 2,500 s.f.  | 0.5                     | 950 s.f.                    |
| 2,501 and 3,600 s.f.  | 0.38                    | 1,296 s.f.                  |
| 3,601 and 4,700 s.f.  | 0.36                    | 1,598 s.f.                  |
| 4,701 and 5,800 s.f.  | 0.34                    | 1,856 s.f.                  |
| 5,801 and 6,900 s.f.  | 0.32                    | 2,070 s.f.                  |
| 6,901 and 8,100 s.f.  | 0.30                    | 2,268 s.f.                  |
| 8,101 and 9,400 s.f.  | 0.28                    | 2,538 s.f.                  |
| 9,401 and 10,800 s.f.                                       | 0.27                    | 2,808 s.f.                  |
| 10,801 and 12,000 s.f.                                      | 0.26                    | 3,100 s.f.                  |
| 12,000 <u>and up to 435,600 (10 acres) s.f.<sup>2</sup></u> | <u>0.05<sup>2</sup></u> | <u>8,000 s.f.</u>           |

1- The maximum square footage allowable is based on the minimum square footage of the next larger lot range category.

2- The maximum allowable square footage (sf) for lots over 12,000 sf up to 435,600 sf shall be established as a base of 2,500 sf plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

NOTE: The Maximum Allowable square footage column sets a cap on each category so that there is no overlap between the categories. Each parcel may develop to the limits set by the FAR for its parcel size except those parcels to the larger end of each category which may not develop structures larger than the Maximum Allowable square footage set for each category.

- Example #1: If a lot is 5,998 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 1,919 sq.ft. (FAR of 0.32 x 5,998 = 1,919 sf)
- Example #2: With a lot of 6,600 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 2,070 sq. ft. (although FAR of 0.32 x 6,600 sq. ft. = 2,112 sq. ft.; 2,070 sq. ft. is the maximum sq. ft. allowable in that lot range)

**PROPOSED LANGUAGE TO BE ADDED**

CHANGES INDICATED AS **RED AND UNDERLINED**

**Large Lot Single Family Residential:** All new single family homes and alterations (remodels and/or additions) to existing single family homes in any zone district except Design Residential shall follow the following standards not to exceed the maximum allowed for each large lot range:

| <b><u>Lot Size Between</u></b>   | <b><u>Base Square Footage</u></b> | <b><u>FAR</u></b>   | <b><u>Max. Allowable</u></b>           |
|--|-----------------------------------|---------------------|--|
| <b><u>10 and 20 acres</u></b>  | <b><u>8,000 s.f.</u></b>          | <b><u>0.002</u></b> | <b><u>10,000 s.f. <sup>1</sup></u></b> |
| <b><u>20 acres or greater</u></b>  | <b><u>8,000 s.f.</u></b>          | <b><u>0.002</u></b> | <b><u>12,000 s.f. <sup>2</sup></u></b> |
| <p><u>1- The maximum allowable square footage (s.f.) for lots over 10 acres shall be established as a base of 8,000 s.f. plus .25% of the lot area net with a maximum allowable size of 10,000 s.f.</u></p> <p><u>2- The maximum allowable square footage (s.f.) for lots over 10 acres shall be established as a base of 8,000 s.f. plus 0.25% of the lot area net with a maximum allowable size of 12,000 s.f.</u></p> <p><u>Note: 1 acre equals 43,560 square feet.</u></p> |                                   |                     |  |

The maximum allowable square footage for Large Lot Single Family Residential may propose development to the maximum allowed. However, the Santa Barbara County Board of Architectural Review may reduce the allowable floor area if the project does not substantially comply with these adopted guidelines and/or to address the visibility of the proposed development.

**BACKGROUND DATA**

Also attached is a table with a range of parcel sizes from 10 acres up to 100 with the total square feet allowed, based on the formula and the Maximum Allowed.

| <b>10-20 Acre Lots</b> |           |                |                              |                |              |                        |
|------------------------|-----------|----------------|------------------------------|----------------|--------------|------------------------|
| <b>Acres</b>           | <b>SF</b> | <b>Lot FAR</b> | <b>FAR based on Lot Size</b> | <b>Base SF</b> | <b>Total</b> | <b>Maximum Allowed</b> |
| 10                     | 435,600   | 0.25%          | 1,089                        | 8000           | 9,089        | 9,089                  |
| 11                     | 479,160   | 0.25%          | 1,198                        | 8000           | 9,198        | 9,198                  |
| 12                     | 522,720   | 0.25%          | 1,307                        | 8000           | 9,307        | 9,307                  |
| 13                     | 566,280   | 0.25%          | 1,416                        | 8000           | 9,416        | 9,416                  |
| 14                     | 609,840   | 0.25%          | 1,525                        | 8000           | 9,525        | 9,525                  |
| 15                     | 653,400   | 0.25%          | 1,634                        | 8000           | 9,634        | 9,634                  |
| 16                     | 696,960   | 0.25%          | 1,742                        | 8000           | 9,742        | 9,742                  |
| 17                     | 740,520   | 0.25%          | 1,851                        | 8000           | 9,851        | 9,851                  |
| 18                     | 784,080   | 0.25%          | 1,960                        | 8000           | 9,960        | 9,960                  |
| 19                     | 827,640   | 0.25%          | 2,069                        | 8000           | 10,069       | 10,000                 |
| 20                     | 871,200   | 0.25%          | 2,178                        | 8000           | 10,178       | 10,000*                |

| <b>20 plus Acre Lots</b> |           |                |                              |                |              |                        |
|--------------------------|-----------|----------------|------------------------------|----------------|--------------|------------------------|
| <b>Acres</b>             | <b>SF</b> | <b>Lot FAR</b> | <b>FAR based on Lot Size</b> | <b>Base SF</b> | <b>Total</b> | <b>Maximum Allowed</b> |
| 21                       | 914,760   | 0.25%          | 2,287                        | 8000           | 10,287       | 10,287                 |
| 22                       | 958,320   | 0.25%          | 2,396                        | 8000           | 10,396       | 10,396                 |
| 23                       | 1,001,880 | 0.25%          | 2,505                        | 8000           | 10,505       | 10,505                 |
| 24                       | 1,045,440 | 0.25%          | 2,614                        | 8000           | 10,614       | 10,614                 |
| 25                       | 1,089,000 | 0.25%          | 2,723                        | 8000           | 10,723       | 10,723                 |
| 26                       | 1,132,560 | 0.25%          | 2,831                        | 8000           | 10,831       | 10,831                 |
| 27                       | 1,176,120 | 0.25%          | 2,940                        | 8000           | 10,940       | 10,940                 |
| 28                       | 1,219,680 | 0.25%          | 3,049                        | 8000           | 11,049       | 11,049                 |
| 29                       | 1,263,240 | 0.25%          | 3,158                        | 8000           | 11,158       | 11,158                 |
| 30                       | 1,306,800 | 0.25%          | 3,267                        | 8000           | 11,267       | 11,267                 |
| 31                       | 1,350,360 | 0.25%          | 3,376                        | 8000           | 11,376       | 11,376                 |
| 32                       | 1,393,920 | 0.25%          | 3,485                        | 8000           | 11,485       | 11,485                 |
| 33                       | 1,437,480 | 0.25%          | 3,594                        | 8000           | 11,594       | 11,594                 |
| 34                       | 1,481,040 | 0.25%          | 3,703                        | 8000           | 11,703       | 11,703                 |
| 35                       | 1,524,600 | 0.25%          | 3,812                        | 8000           | 11,812       | 11,812                 |
| 36                       | 1,568,160 | 0.25%          | 3,920                        | 8000           | 11,920       | 11,920                 |
| 37                       | 1,611,720 | 0.25%          | 4,029                        | 8000           | 12,029       | 12,000**               |

\* For lot sizes between 10 and 20 acres, the maximum allowable square footage is 10,000 sf.

\*\* For lot sizes over 20 acres, the maximum allowable square footage is 12,000 sf.



**CHAPTER 4 – BUILDING SCALE AND FORM**

**LOT SIZE INFORMATION (WITH DELETIONS STRIKETHROUGH, ADDITIONS UNDERLINED)**

During the October 8<sup>th</sup> 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.

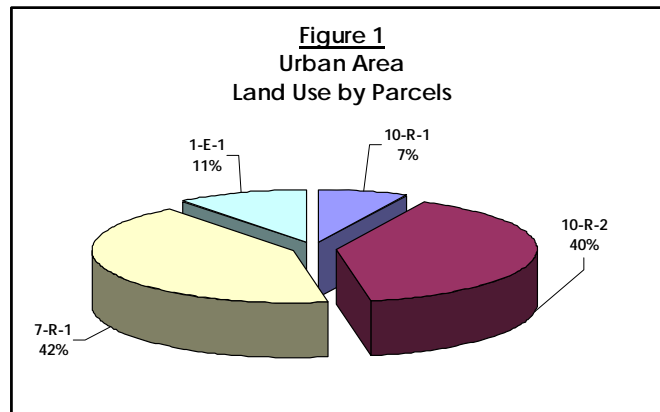
| <b>Table 3</b>                               |              |                    |                         |                    |                    |                      |
|--|--------------|--------------------|-------------------------|--------------------|--------------------|----------------------|
| <b>Urban Residential Zoning Designations</b> |              |                    |                         |                    |                    |                      |
| <b>7-R-1</b>                                 | 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 <sup>1</sup>        | 8,000              | 3,872              | 3,872                |
| Min  | 0.01         | 436                | 0.5                     | 950                | 218                | 218                  |
| <b>10-R-2</b>                                | 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 <sup>1</sup>        | 8,000              | 4,678              | 4,678                |
| Min  | 0.03         | 1,307              | 0.5                     | 950                | 653                | 653                  |
| <b>1-E-1</b>                                 | 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 <sup>1</sup>        | 8,000              | 4,952              | 4,925                |
| Median                                       | 1.01         | 44,213             | N/A <sup>1</sup>        | 8,000              | 4,711              | 4,711                |
| Max  | 2.36         | 102,802            | N/A <sup>1</sup>        | 8,000              | 7,640              | 7,640                |
| Min  | 0.35         | 15,246             | N/A <sup>1</sup>        | 8,000              | 3,262              | 3,262                |
| <b>10-R-1</b>                                | 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 <sup>1</sup>        | 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 <sup>1</sup>        | 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.

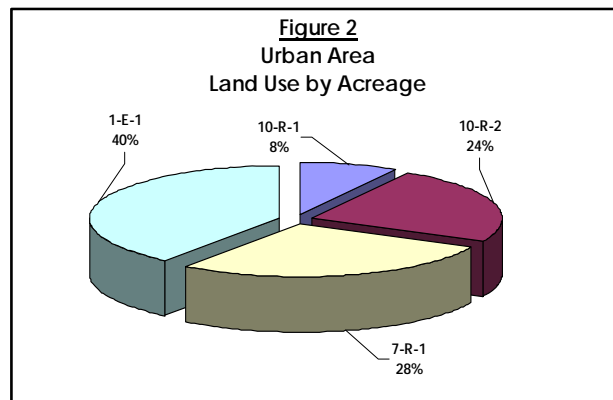
| Table 4                      |          |             |                      |             |             |               |
|------------------------------|----------|-------------|----------------------|-------------|-------------|---------------|
| Urban Two-Family Residential |          |             |                      |             |             |               |
| 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.