

ATTACHMENT D

Method 1 – Proportional Method

Revise *Guidelines* Sections III.B.3.a and IV.D as follows: (~~strikethrough~~ = deleted text, underline = new text).

- a. The floor area of a proposed house (primary residential building) should be in scale with development on similar sized parcels in the immediate area.

Table 1 shall serve as a reference for this purpose. A project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting, or that its spatial volume (mass, bulk and scale) when taken together with its lot size, setbacks, and landscaping does not make it incompatible with similar surrounding properties.

TABLE 1

Size of Lot (Gross Acres)	Recommended Maximum House Net Floor Area (Square Feet)
less than 1 acre	1,800 + (2,500 x L) where L is parcel area in acres
1 acre	4,300
1.5	5,150
2	6,000
2.5	6,850
3	7,700
3.5	8,550
4	9,400
4.5	9,725
5	10,050
5.5	10,375
6	10,700

For intermediate and values beyond those included in Table 1, the following formulas should be used:

- > 1 acre to 4 acres: $4,300 + 1,700$ for each acre over one
- > 4 acres to 16 acres: $9,400 + 650$ for each acre over four
- > 16 acres: $17,200 + 430$ for each acre over sixteen

Note: In certain neighborhoods, the recommended maximum size in Table 1 may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor.

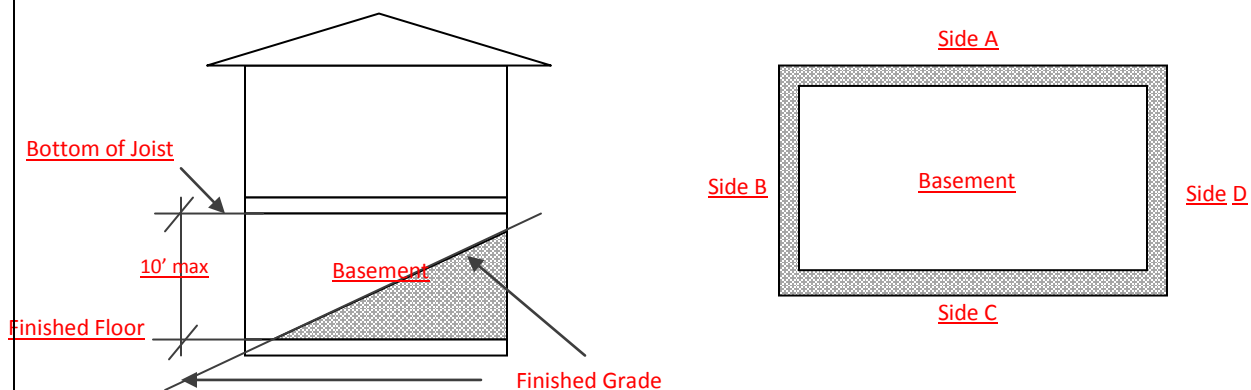
For this guideline, net floor area is defined as the total area of all floors of a the house (primary residential building) as measured to the interior surfaces of the exterior walls, excluding attics, basements that are wholly underground (i.e., entirely below finished grade), and unenclosed porches, balconies, decks, attached residential second units, garages and attached garages of 800 square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the net floor area of the house structure. The net floor area shall include basements that are partly underground (i.e., partly below finished grade) and attached accessory structures. The net floor area of the house shall not include detached accessory structures.

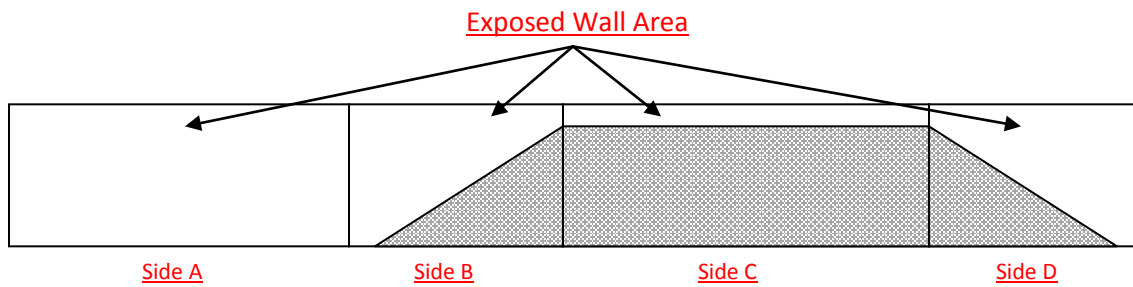
The following equation shall be used to calculate the square footage of the basement floor area to include in the house net floor area:

$$\text{Basement Area to Include} = \frac{\text{Exposed Wall Area}}{\text{Total Wall Area}} \times \text{Total Basement Floor Area}$$

“Total Wall Area” is the sum of the area of each exterior basement wall surface whether buried or above grade or any combination thereof. The height of the wall area used to determine the total wall area is measured from the finished floor of the basement to the bottom of the floor joist supporting the floor above. In no case shall the height used to determine the total wall area exceed 10 feet.

“Exposed Wall Area” is the sum of the exposed areas of each exterior basement wall surface. The height of the exposed exterior wall area used to determine the total exposed wall area is measured from the finished grade adjacent to the exterior wall to the bottom of the floor joist supporting the floor above. If the grade adjacent to any exterior wall slopes downward, the height of the exposed wall shall be calculated from a point located six feet away from the exterior wall surface to the bottom of the floor joist supporting the floor above.





Development shall not manipulate existing or finished grade in order to reduce the net floor area of a basement and/or conceal the actual size, bulk, and scale of the proposed house.