

ATTACHMENT E

Method 3 – 800 Square Feet + 50%

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.

A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

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.