

Sunset Hills Lot Conformity Analysis

February 2018

Testing New Minimums

R1 & NU

Min. lot area 1 Acre

1. How many lots (total and % of total) would remain non-conforming?
 - a. NU: 63 of 99 (63.6% of total)
 - b. R1: 428 of 899 (47.6% of total)
2. How many lots would exceed 2x (2 acres) the new minimum lot size?
 - a. NU: 30 of 99 (30.3% of total)
 - b. R1: 95 of 899 (10.6% of total)
3. How many lots would exceed 2x the new minimum lot size and lot width (300 ft)?
 - a. NU: 4 of 99 (4.0% of total)
 - b. R1: 36 of 899 (4.0% of total)

Min. lot area 0.75 Acre

1. How many lots (total and % of total) would remain non-conforming?
 - a. NU: 53 of 99 (53.5% of total)
 - b. R1: 208 of 899 (23.1% of total)
2. How many lots would exceed 2x (1.5 acres) the new minimum lot size?
 - a. NU: 32 of 99 (32.3% of total)
 - b. R1: 157 of 899 (17.5% of total)
3. How many lots would exceed 2x the new minimum lot size and lot width (300 ft)?
 - a. NU: 5 of 99 (5.0% of total)
 - b. R1: 42 of 899 (4.7%)

Min. lot area 0.5 Acre

1. How many lots (total and % of total) would remain non-conforming?
 - a. NU: 21 of 99 (21.2% of total)
 - b. R1: 15 of 899 (1.6% of total)
2. How many lots would exceed 2x (1 acres) the new minimum lot size?
 - a. NU: 36 of 99 (36.3% of total)
 - b. R1: 679 of 899 (75.5% of total)
3. How many lots would exceed 2x the new minimum lot size and lot width (300 ft)?
 - a. NU: 6 (6.0% of total)
 - b. R1: 84 of 899 (9.3% of total)

R2 & R3

Min. lot area 15,000 Square Feet

1. How many lots (total and % of total) would remain non-conforming?
 - a. R2: 59 of 445 (13.2% of total)
 - b. R3: 34 of 502 (6.7% of total)
2. How many lots would exceed 2x (30,000 s.f.) the new minimum lot size?

- a. R2: 102 of 445 (22.9% of total)
- b. R3: 67 of 502 (13.3% of total)
- 3. How many lots would exceed 2x the new minimum lot size and lot width (160 ft)
 - a. R2: 41 of 445 (9.2% of total)
 - b. R3: 37 of 502 (7.3% of total)

R4 & R5

Min. lot area 7,500 Square Feet

- 1. How many lots (total and % of total) would remain non-conforming?
 - a. R4: 2 of 500 (.04% of total)
 - b. R5: 0 of 81 (0.0% of total)
- 2. How many lots would exceed 2x (15,000 s.f.) the new minimum lot size?
 - a. R4: 131 of 500 (26.2% of total)
 - b. R5: 17 of 81 (20.9% of total)
- 3. How many lots would exceed 2x the new minimum lot size and lot width (100 ft)
 - a. R4: 24 of 500 (4.8% of total)
 - b. R5: 7 of 81 (8.6% of total)

Recommendations

DISTRICT	LOT AREA (sq/ft)	LOT WIDTH (ft)	FRONT (ft)	SIDE (ft)	REAR (ft)	LOT COVERAGE(%)
NU/R1	43,560	150	50	15	35	15
R2/R3	15,000	80	40	10	30	20
R4/R5	7,500	50	30	7	30	25
R6	5,000	40	20	3	15	60



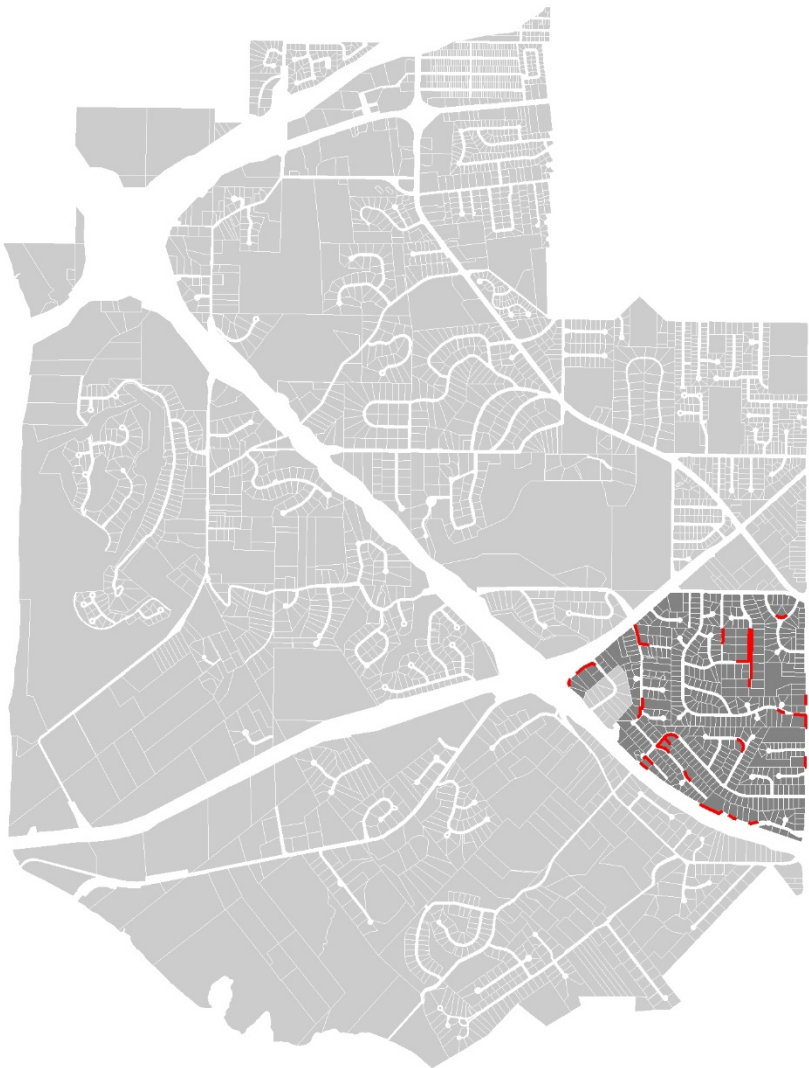
— Width and Area Greater than 1 Acre Minimum

— All other districts

— NU



- Width and Area Greater than Minimum
- All other districts
- R2



- Width and Area Greater than Minimum
- All other districts
- R3



- Width and Area Greater than Minimum
- All other districts
- R4

