

Development on Undersized Lots in SF 5000 zones – summary of proposed legislation

	< 2500 s.f.	≥ 2500 < 3200 s.f.	≥ 3200 < 3750 s.f.	≥ 3750 < 5000 s.f.	≥ 5000 s.f.
How to be considered a developable lot	Only if 100% rule is met.	Only if 100% rule is met, or lot qualifies as historic lot of record before 1957, or other exception such as lots reduced by adverse possession.	Only if 100% rule is met, or lot qualifies as historic lot of record before 1957, or other exception such as lots reduced by adverse possession.	Either 75/80 <u>OR</u> 100% rule, or lot qualifies as historic lot of record before 1957, or other exception such as lots reduced by adverse possession.	
Height restrictions for new houses or additions to existing houses.	18 feet + 5 feet for a pitched roof, or 22 feet + 5 feet for a pitched roof for structures with no more than two floors and 10 foot floor-to-floor height on the ground floor.	18 feet + 5 feet for a pitched roof, or 22 feet + 5 feet for a pitched roof for structures with no more than two floors and 10 foot floor-to-floor height on the ground floor.	30' + 5' pitched roof (25' + 5' pitched roof if lot width is ≤ 30 ft)	30' + 5' pitched roof	30' + 5' pitched roof
Development standards (other than height)	Structure depth limit	Structure depth limit	None	None	None
Permit requirements	Type II review for new construction only	Type II review for new construction only	Single family building permit	Single family building permit	Single family building permit