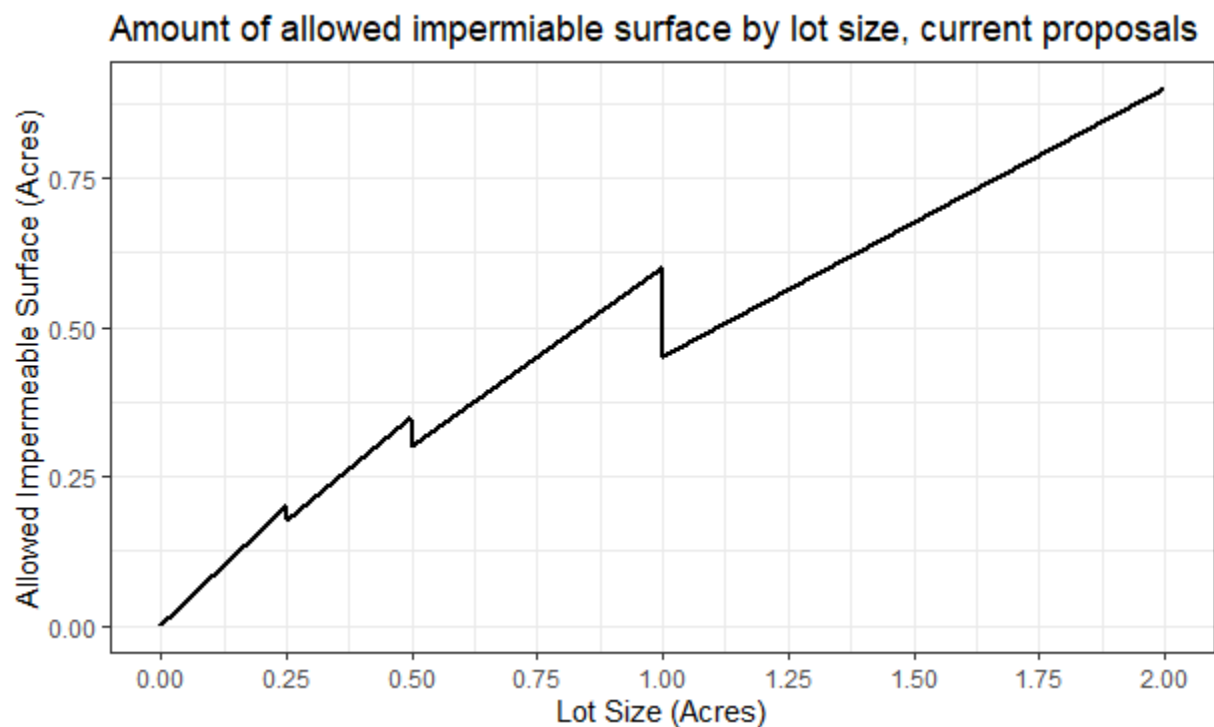


Proposal to amend lot coverage approach

Issue:

The current lot thinking on tiered lot coverage rules creates one problematic result - people with lots just over the cutoffs between one size group and another are actually able to develop less than those with lots that are slightly smaller than the cut-off. The graph below shows the total impermeable surface allowed under each lot size with the currently proposed rules.



The jump around 1 acre is particularly large - in that case, the landowner would lose 25% of their development potential as they cross from less than 1 acre to 1 acre or more.

Proposed Solution:

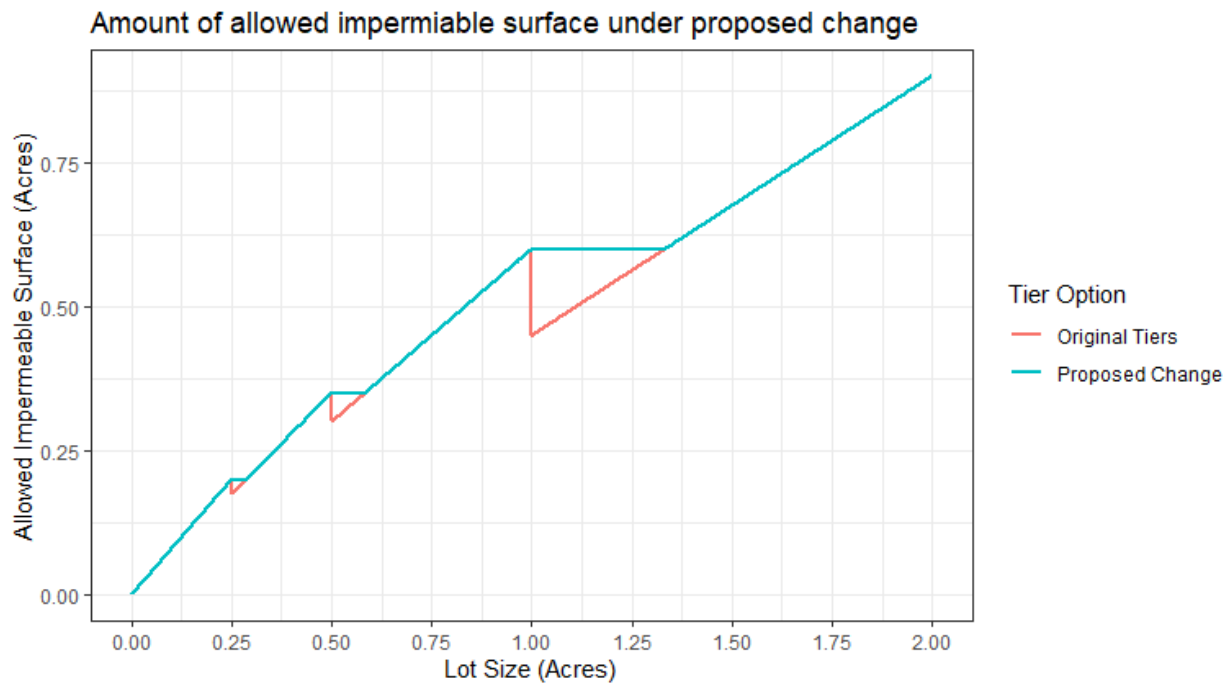
We should set the standards to ensure that if one lot is larger than another, the larger lot should always be allowed to have at least as much impermeable surface as the smaller one. The simplest way to do this is to set the standard where a lot will be allowed to have the greater of two impermeable areas:

1. The percentage that we outlined at the last meeting (80% for lots less than $\frac{1}{4}$ acre, 70% for $\frac{1}{4}$ to $\frac{1}{2}$ acre, 60% for lots $\frac{1}{2}$ acre to 1 acre, and 45% for lots over an acre).
2. A fixed area equal to the maximum impermeable area in a lot in the next smallest group.

The standard would change as follows:

Area	Current Standard	Proposed Standard
Less than 1/4 acre	80% of lot	80% of lot
1/4 to less than 1/2 acre	70% of lot	Greater of 70% of lot or 0.2 acres
1/2 to less than 1 acre	60% of lot	Greater of 60% of lot or 0.35 acres
1 acre or more	45% of lot	Greater of 45% of lot or 0.6 acres

The relationship between the lot size and the amount of impermeable surface would then appear as is shown in the following graph (original proposal maintained for comparison):



I believe that this solution eliminates a problematic result of the proposed regulations without adding significantly to their complexity. Anyone developing land with an amount of impermeable surface that is close to a lot maximum will already need to be able to accurately measure the size of the impermeable area and the total size of the lot. This change in standards would simply require them to pick the larger of two possible maximum areas against which to measure their development proposal. This would still leave us with areas where lots of differing sizes would have the same development potential, but it would eliminate the situation where a larger lot has less potential than a smaller one without adding significant complexity to the regulations.