

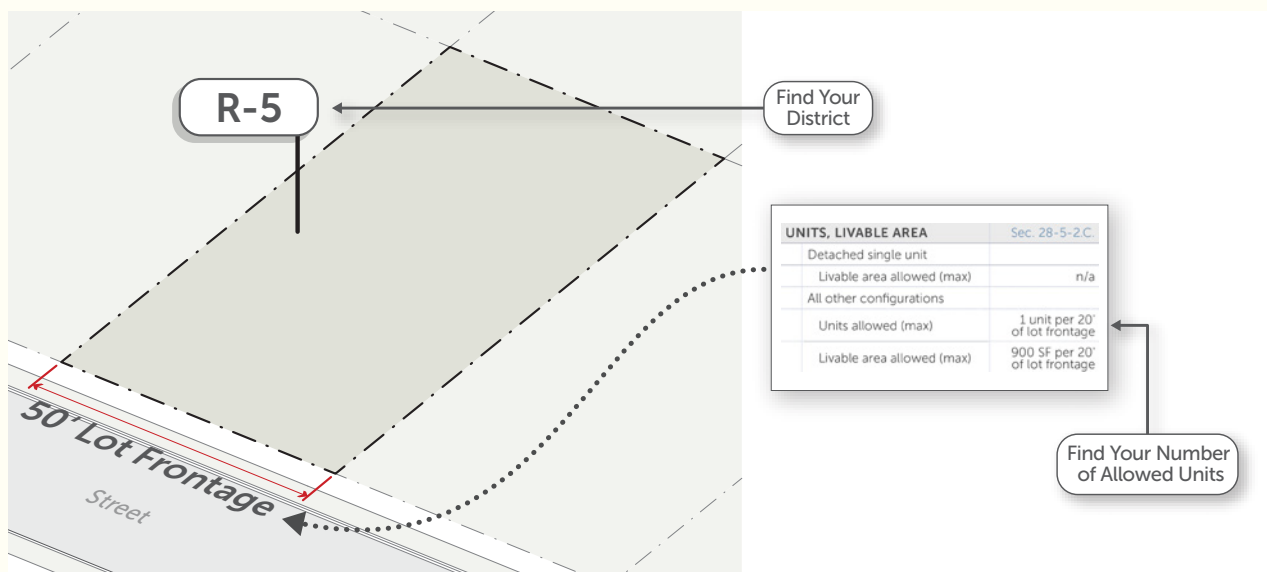
SAMPLE UNIT AND LIVABLE AREA CALCULATION

STEP 1: Determine the zoning district using the Official Zoning Map on the City's website.

STEP 2: Determine the existing lot frontage.

STEP 3: To determine the total number of units allowed, divide the existing lot frontage by the "Units allowed (max) as indicated on the district page (see graphic below). Round down to the nearest whole number.

STEP 4: To determine the total livable area allowed, divide the existing lot frontage by the "Units allowed (max) as indicated on the district page (see graphic). Multiply this number (including any decimals) by 900 square feet. Note: If you are building only one detached unit on your lot, maximum livable area does not apply.



EXAMPLE:

STEP 1: Zoning of the lot is R-5.

STEP 2: Lot frontage is 50 feet.

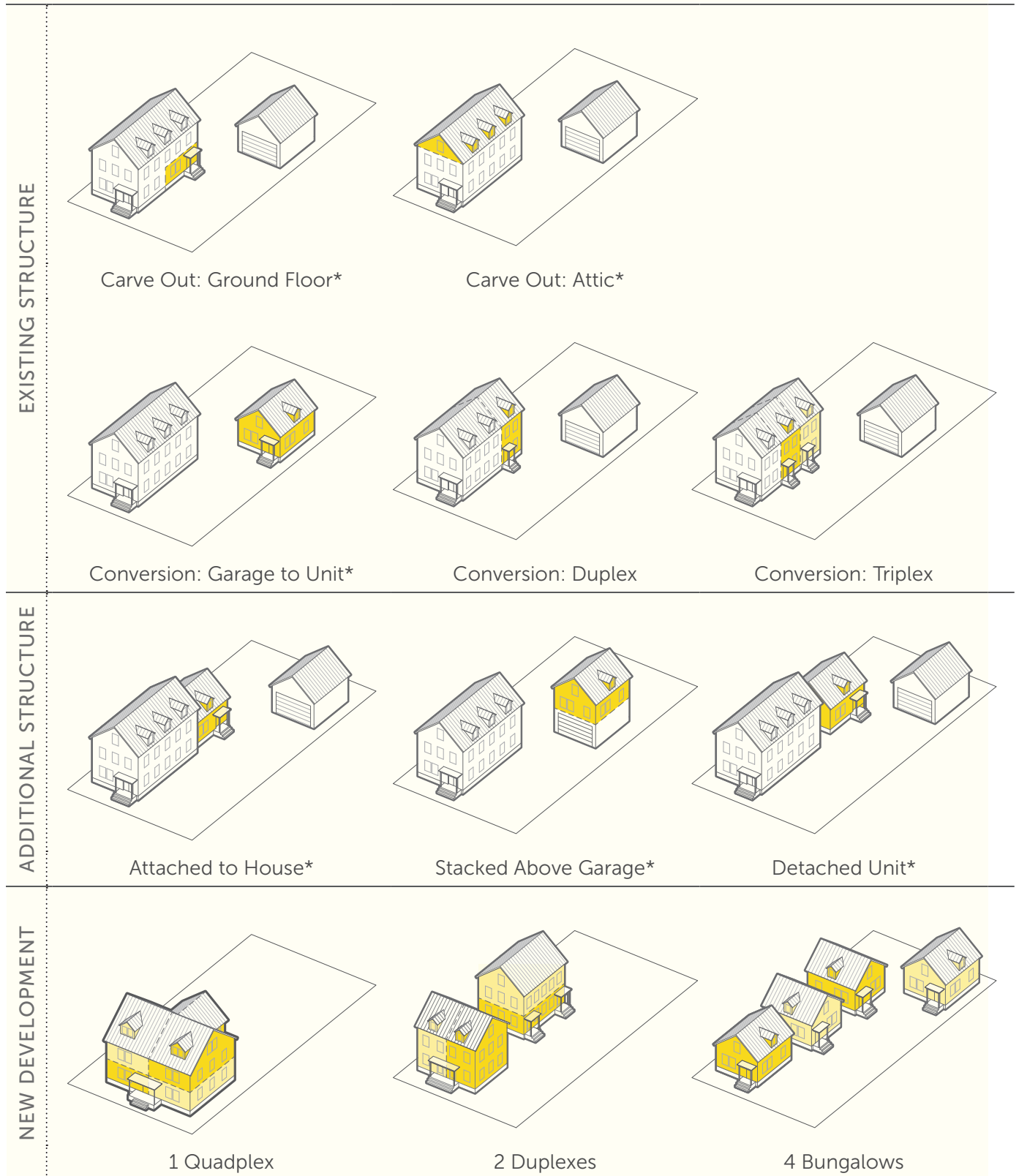
STEP 3: 50 feet (lot frontage) divided by 20 feet (units allowed) = 2.5 rounded down = 2 units.

STEP 4: 50 feet (lot frontage) divided by 20 feet (units allowed) = 2.5 x 900 square feet = 2,250 SF.

RESULTS: Maximum 2 units allowed and maximum 2,250 square feet of livable area allowed.

- Units may be placed in the principal structure or located separately (detached) on the lot.
- Units may share the allocated livable area in any way allowed by the Building Code (for example, one unit at 700 square feet and the other unit at 1,550 square feet, or both units at 1,125 square feet each).
- If the existing lot already contains more units than allowed, no additional units are allowed.
- If the existing lot already contains more livable area than allowed, no additions or new structures containing livable area are allowed; however, non-livable area within an existing structure may be converted to livable area.

SAMPLE UNIT CONFIGURATIONS



* A unit of this type may use the conventional zoning district standards or the ADU design standards.