

Individual Theoretical Lots Without Common Open Space
36 Dwelling Units*

If Matter-of-Right:
R-1-B Portion of Site – approximately 80,663 square feet (Lots 20-34)
R-5-A Portion of Site – approximately 40,331 square feet (Lots 1-19, 35-37)

Lot	Height				Rear Yard		Side Yard		Front Yard		Floor Area Ratio		Lot Occupancy	
	M.O.R standard		Proposed		M.O.R standard	Proposed	M.O.R standard	Proposed	Required	Proposed	M.O.R standard	Proposed	M.O.R standard	Proposed
	Feet	Stories	Feet	Stories										
Entire Site	40'	3	42' max	4 max	Varies 20-25'	Varies	8'	Varies	20' (if no street frontage)	Varies	Blended 1.1	.96	40%	27%
1	40'	3	28'	3	20'	4.5'	8'	4.5'	0'	0'	.9	2.6	40%	71%
2	40'	3	29'	3	20'	4.5'	0'	0'	0'	0'	.9	3.3	40%	88%
3	40'	3	30'	3	20'	4.5'	0'	0'	0'	0'	.9	2.5	40%	84%
4	40'	3	30'	3	20'	4.5'	0'	0'	0'	0'	.9	3.3	40%	88%
5	40'	3	30'	3	20'	4.5'	0'	0'	0'	0'	.9	3.3	40%	88%
6	40'	3	30'	3	20'	4.5'	0'	0'	0'	0'	.9	2.5	40%	84%
7	40'	3	31'	3	20'	4.5'	0'	0'	0'	0'	.9	3.3	40%	88%
8	40'	3	32'	3	20'	4.5'	0'	0'	0'	0'	.9	3.3	40%	88%
9	40'	3	33'	3	20'	4.5'	8'	4.5'	0'	0'	.9	2.6	40%	71%
10	40'	3			20'		8'		20'		.9		40%	
11	40'	3	38'	4	20'	4.5'	8'	4.5'	20'	7.5'	.9	2.2	40%	60%
12	40'	3	38'	4	20'	4.5'	0'	0'	20'	7.5'	.9	2.7	40%	75%
13	40'	3	38'	4	20'	4.5'	0'	0'	20'	7.5'	.9	2.7	40%	75%
14	40'	3	38'	4	20'	4.5'	8'	5.5'	20'	7.5'	.9	2.1	40%	57%
15	40'	3	38'	4	20'	4.5'	8'	5.5'	20'	7.5'	.9	2.1	40%	57%
16	40'	3	38'	4	20'	4.5'	0'	0'	20'	7.5'	.9	2.7	40%	75%
17	40'	3	39'	4	20'	4.5'	0'	0'	20'	7.5'	.9	2.7	40%	75%
18	40'	3	39'	4	20'	4.5'	0'	0'	20'	7.5'	.9	2.7	40%	75%
19	40'	3	39'	4	20'	4.5'	8'	4.5'	20'	7.5'	.9	2.2	40%	60%
20	40'	3	29'	3	25'	13.5'	8'	4.5'	20'	11.5'	.9	1.5	40%	49%
21	40'	3	31'	3	25'	13.5'	8'	0'	20'	11.5'	1.2 (equiv)	1.7	40%	57%
22	40'	3	31'	3	25'	13.5'	8'	0'	20'	11.5'	1.2 (equiv)	1.7	40%	57%
23	40'	3	31'	3	25'	13.5'	8'	0'	20'	11.5'	1.2 (equiv)	1.7	40%	57%
24	40'	3	29'	3	25'	13.5'	8'	6.8'	20'	11.5'	1.2 (equiv)	1.4	40%	46%
25	40'	3	40'	4	25'	13.5'	8'	6.8'	20'	11.5'	1.2 (equiv)	1.7	40%	46%
26	40'	3	42'	4	25'	13.5'	8'	0'	20'	11.5'	1.2 (equiv)	2.1	40%	57%
27	40'	3	42'	4	25'	13.5'	8'	0'	20'	11.5'	1.2 (equiv)	2.1	40%	57%
28	40'	3	40'	4	25'	13.5'	8'	4.5'	20'	11.5'	1.2 (equiv)	1.8	40%	49%
29	40'	3	37'	4	25'	16.8'	8'	4.5'	20'	24.7'	1.2 (equiv)	1.7	40%	47%
30	40'	3	37'	4	25'	16.8'	8'	8.7'	20'	24.7'	1.2 (equiv)	1.5	40%	41%
31	40'	3	40'	4	25'	18'	8'	4.5'	20'	9.5'	1.2 (equiv)	1.8	40%	49%
32	40'	3	42'	4	25'	18'	8'	0'	20'	9.5'	1.2 (equiv)	2.1	40%	57%
33	40'	3	42'	4	25'	18'	8'	0'	20'	9.5'	1.2 (equiv)	2.1	40%	57%
34	40'	3	42'	4	25'	18'	8'	0'	20'	9.5'	1.2 (equiv)	2.1	40%	57%
35	40'	3	42'	4	20'	18'	0'	0'	20'	9.5'	1.2 (equiv)	2.1	40%	57%
36	40'	3	41'	4	20'	18'	0'	0'	20'	9.5'	1.2 (equiv)	2.1	40%	57%
37	40'	3	34'	3	20'	18'	0'	0'	20'	9.5'	1.2 (equiv)	1.7	40%	57%

* Note: Lot 10 has been removed from the proposal.