



# SINGLE FAMILY RESIDENTIAL (R-1) ZONE

## FLOOR AREA RATIO INCENTIVES

**Table 9-1M-5**

**Incentives for FAR Bonus**

<b>Elements</b>	<b>Definition</b>	<b>Minimum/Maximum Size Requirements</b>	<b>Bonus Incentive<sup>1</sup></b>
Preservation of mature trees on residential property	Mature trees are defined as trees with a diameter-at-breast-height (DBH) of 19 inches or greater.	A tree size of 19 inches DBH or greater is required.	100 square feet per mature tree
Defined Architectural Style	Defined architectural styles include Craftsman, Spanish Revival, Tudor, Minimal Traditional with Colonial Revival, Ranch, Split-Level, Storybook, Prairie, and Mid-Century Modern.	Meets professionally recognized aspects of the chosen architectural style as demonstrated in <u><i>A Field Guide to American House</i></u> and <u><i>The Abrams Guide to American House Styles</i></u> .	200 square feet
Attached or detached garage situated behind the house and not readily visible from a street	An attached or detached garage shall mean any accessory building that is used as automobile shelter or storage, with a closable access door or doors, on the same lot as the main building and located behind the main building, situated as to not be visible from the street.	400 square foot FAR exemption for attached two-car garage and 600 square foot FAR exemption for attached three-car garage; all garage parking is to be located behind the home and not readily visible from a street to receive FAR reward.	300 square feet

Note: 1. In no case shall the cumulative bonus exceed 700 square feet.