

Applying math to recently-built new houses:
(Built between 2014 and 2019)

RS-2 (lot size 24,726 s/f)			
Existing house: 6,500 s/f		Max FAR allowed today (25%+1000): 7,182 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	2,772	3,742	4,158
300' Radius	2,510	3,389	3,765
500' Radius	2,569	3,468	3,854
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow less sq. ft. than today

-52%

RS-4 (lot size 7,206 s/f)			
Existing house: 2,208 s/f		Max FAR allowed today (30%+500): 2,662 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	2,402	3,243	3,603
300' Radius	2,305	3,112	3,458
500' Radius	2,200	2,970	3,300
RESULTS	Would allow less sq. ft. than today	Would allow more sq. ft. than today in all cases	Would allow more sq. ft. than today in all cases

12%

RS-6 (lot size 5,496 s/f)			
Existing house: 1,705 s/f		Max FAR allowed today (30%+500): 2,149 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,507	2,034	2,261
300' Radius	1,659	2,240	2,489
500' Radius	1,695	2,288	2,542
RESULTS	Would allow less sq. ft. than today	Would allow more sq. ft. than today for 300' and 500'	Would allow more sq. ft. than today in all cases

6%

RS-6 (lot size 7,439 s/f)			
Existing house: 2,359 s/f		Max FAR allowed today (30%+500): 2,732 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,938	2,616	2,907
300' Radius	1,936	2,614	2,904
500' Radius	1,912	2,581	2,868
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow more sq. ft. than today in all cases

-6%

RS-6 (lot size 8,661 s/f)			
Existing house: 2,606 s/f		Max FAR allowed today (30% + 500): 3,098 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,465	1,978	2,198
300' Radius	1,588	2,144	2,382
500' Radius	1,500	2,025	2,250
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow less sq. ft. than today

-35%

RS-6 (lot size 6,442 s/f)			
Existing house: 1,589 s/f		Max FAR allowed today (30%+500): 2,433 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,187	1,602	1,781
300' Radius	1,283	1,732	1,925
500' Radius	1,353	1,827	2,030
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow less sq. ft. than today

-25%

RS-6 (lot size 8,735 s/f)			
Existing house: 2,748 s/f		Max FAR allowed today (30%+500): 3,121 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,112	1,501	1,668
300' Radius	1,316	1,777	1,974
500' Radius	1,357	1,832	2,036
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow less sq. ft. than today

-41%

RS-6 (lot size 10,327 s/f)			
Existing house: 2,348 s/f		Max FAR allowed today (30%+500): 3,598 s/f	
	Median House Size	Median + 35%	Median + 50%
Blockface	1,257	1,697	1,886
300' Radius	1,199	1,619	1,799
500' Radius	1,222	1,650	1,833
RESULTS	Would allow less sq. ft. than today	Would allow less sq. ft. than today	Would allow less sq. ft. than today

-54%