

Scenario 1: Existing Site Conditions

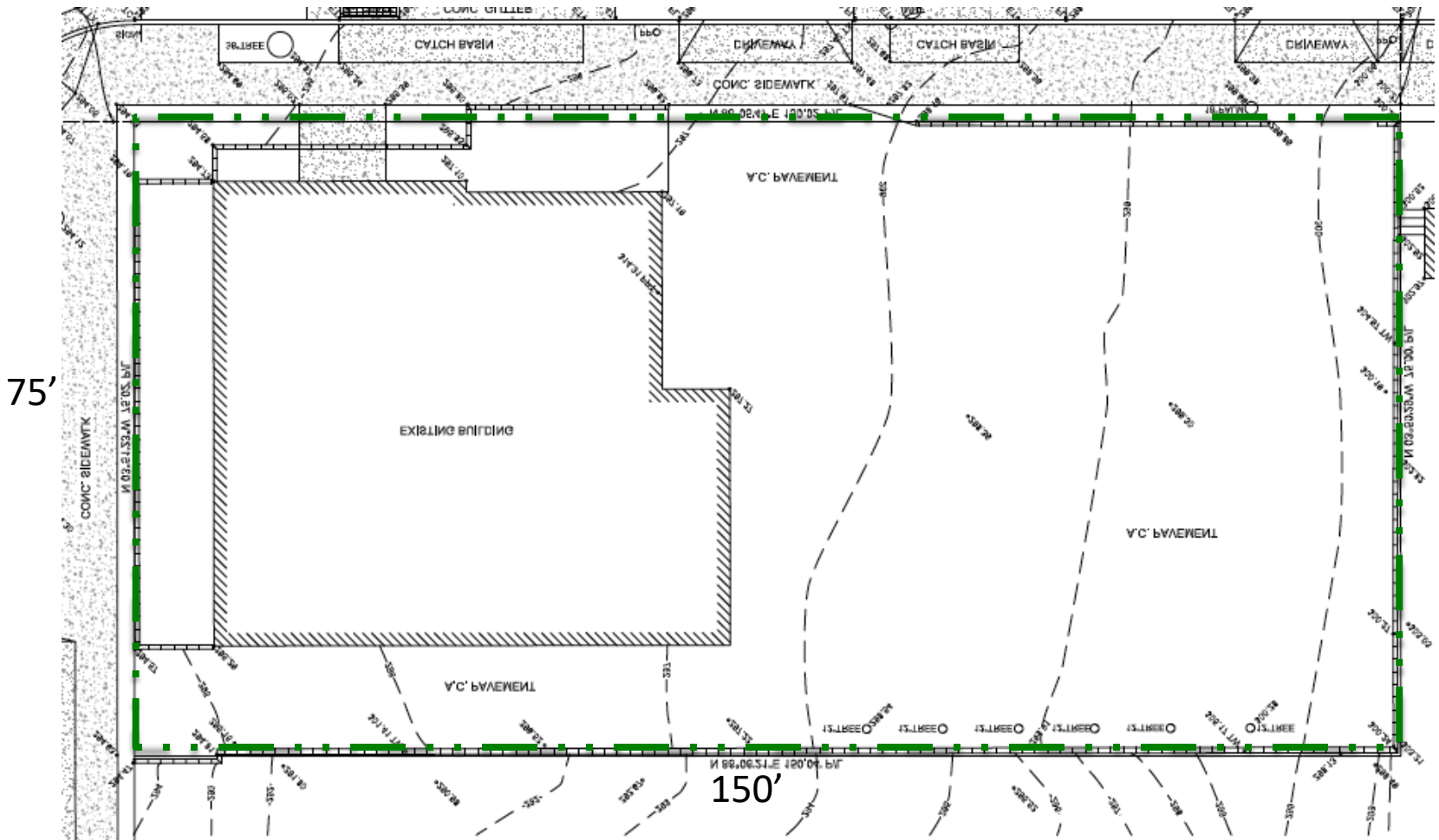
Property zoning, R-3. Total lot size, 11,250 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, four (4).

Setbacks: Front 18', Sides 6', Rear 15'

OLS requirements 350 SF per condominium unit

The following four (4) slides present four (4) options for Outdoor Living Space (OLS) standards.

- 1. Option A: 300 SF in One Location-Bonuses Allowed (Existing OLS standards)**
- 2. Option B: 300 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
- 3. Option C: 300 SF NOT in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
- 4. Option D: 350 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**



Scenario 1: Current/Existing OLS Requirements

Option A: 300 SF in One Location-All Bonuses Allowed Per Existing OLS Ordinance

Property zoning, R-3. Total lot size, 11,250 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, four (4).

Setbacks: Front 18', Sides 6', Rear 15'

Typical unit size: +/- 2,490 SF

1st Floor: 600 SF

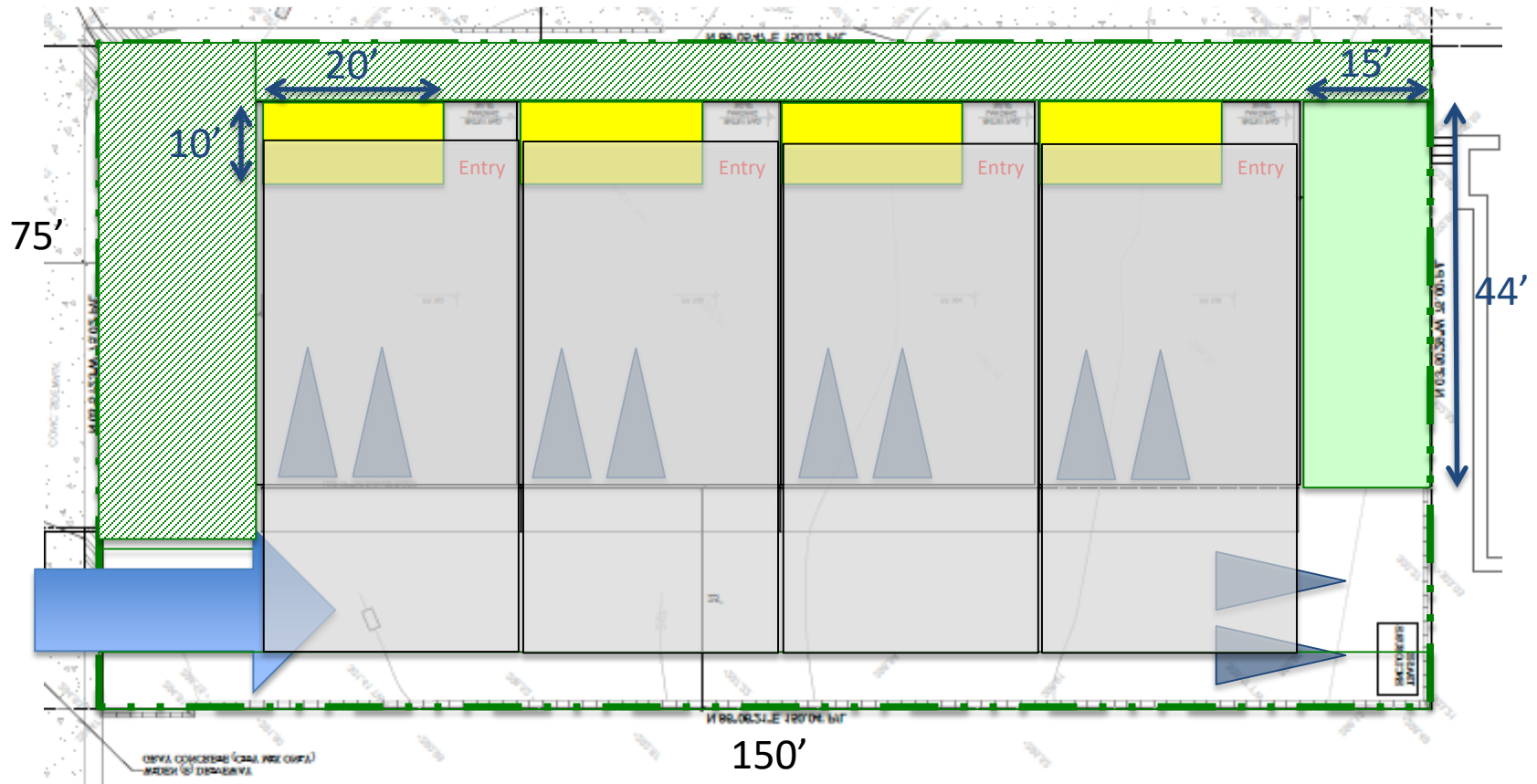
2nd Floor: 1,890 SF

Notes: Rear yard provides 660 sf which technically satisfies (exceeds) that rear units' OLS requirement per current regulations. The rear most unit isn't required to have the 10' x 20' ground floor space unless the rear yard setback area was excluded from the available area for OLS. Current OLS regulations allow the side, rear, and building separations setbacks to be counted towards OLS requirements.

RBMC 10-2.1510 Outdoor Living Space Requirements (Existing OLS Standards)

Each condominium unit is required to provide 350 sf of OLS total. 300 sf is required to be in one location –Bonuses Allowed.

Each unit provides a 10' x 20' = 200 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore a "bonus" of 200 percent of the actual area is granted and as designed the provided OLS is 400 sf which complies with the existing zoning requirements for OLS.



Scenario 1: Proposed OLS Requirements Option B: 300 SF in One Location-No Bonuses Allowed (5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

Property zoning, R-3. Total lot size, 11,250 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, four (4).

Setbacks: Front 18', Sides 6', Rear 15'

Typical unit size: +/- 2,215 SF

1st Floor: 600 SF – 100 SF = 500 SF

2nd Floor: 1,890 SF – 175 SF = 1,715 SF

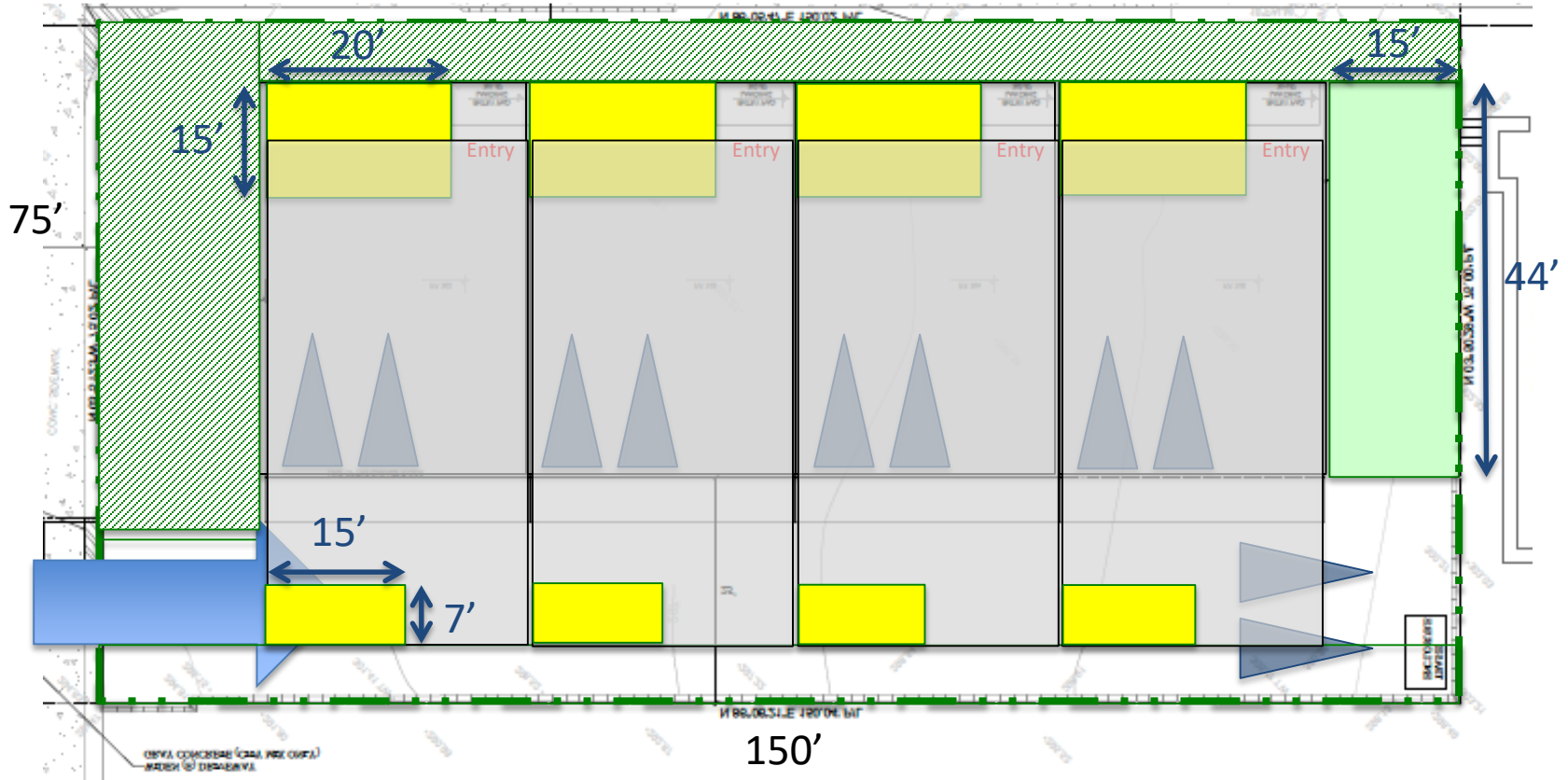
Note: No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 350 sf of OLS total. 300 sf is required to be in one location – No Bonuses.

Each unit provides a 15' x 20' (300 sf) outdoor living space area on the ground floor that is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Changes from Scenario 1 Option A: 1st floor area is reduced by 100 SF, an additional 5' x 20' SF area is added to ground floor OLS. 2nd floor area is reduced by a total of 175 SF as 50% of ground floor OLS must be uncovered requiring that the 2nd floor be recessed an additional 2.5 feet and an additional 7' x 15' area calculated at 50% (not accessible from communal area) is required to meet the additional 50 SF for the total required amount of 350 SF of OLS.



Scenario 1: Proposed OLS Requirements Option C: 300 SF NOT in One Location-No Bonuses Allowed (5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

Property zoning, R-3. Total lot size, 11,250 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, four (4).

Setbacks: Front 18', Sides 6', Rear 15'

Typical unit size: +/- 2,190 SF

1st Floor: 600 SF

2nd Floor: 1,890 SF – 300 SF = 1,590 SF

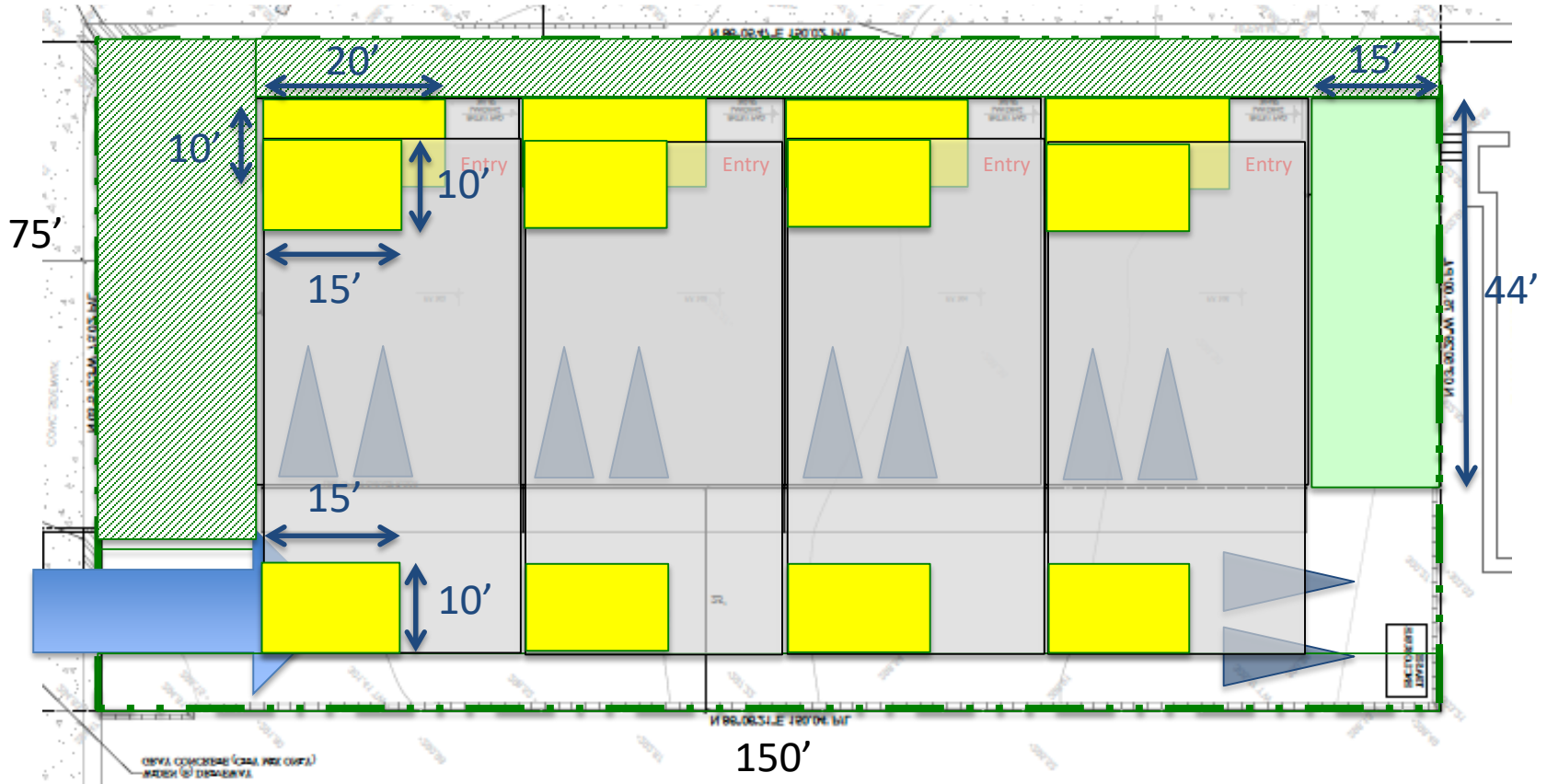
Note: No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF NOT Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 350 sf of OLS total. This option does not include the requirement to have 300 SF in one location and does not allow bonuses.

Each unit provides a 10' x 20' = 200 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses). Each unit provides an additional two (2) 10' x 15' balconies that are not accessed by a communal area and therefore calculated at 50% for the remaining required 150 SF to provide the total required OLS of 350 SF per unit.

Changes from Scenario 1 Option A: No changes to the 1st floor. 2nd floor area is reduced by a total of 300 SF as two (2) additional 10' x 15' areas calculated at 50% (not accessible from communal area) are required to meet the additional 150 SF for the total required amount of 350 SF of OLS.



Scenario 1: Proposed OLS Requirements

Option D: 350 SF in One Location-No Bonuses Allowed (5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

Property zoning, R-3. Total lot size, 11,250 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, four (4).

Setbacks: Front 18', Sides 6', Rear 15'

Typical unit size: +/- 2,232 SF

1st Floor: 600 SF – 150 SF = 450 SF

2nd Floor: 1,890 – 108 SF = 1,782 SF

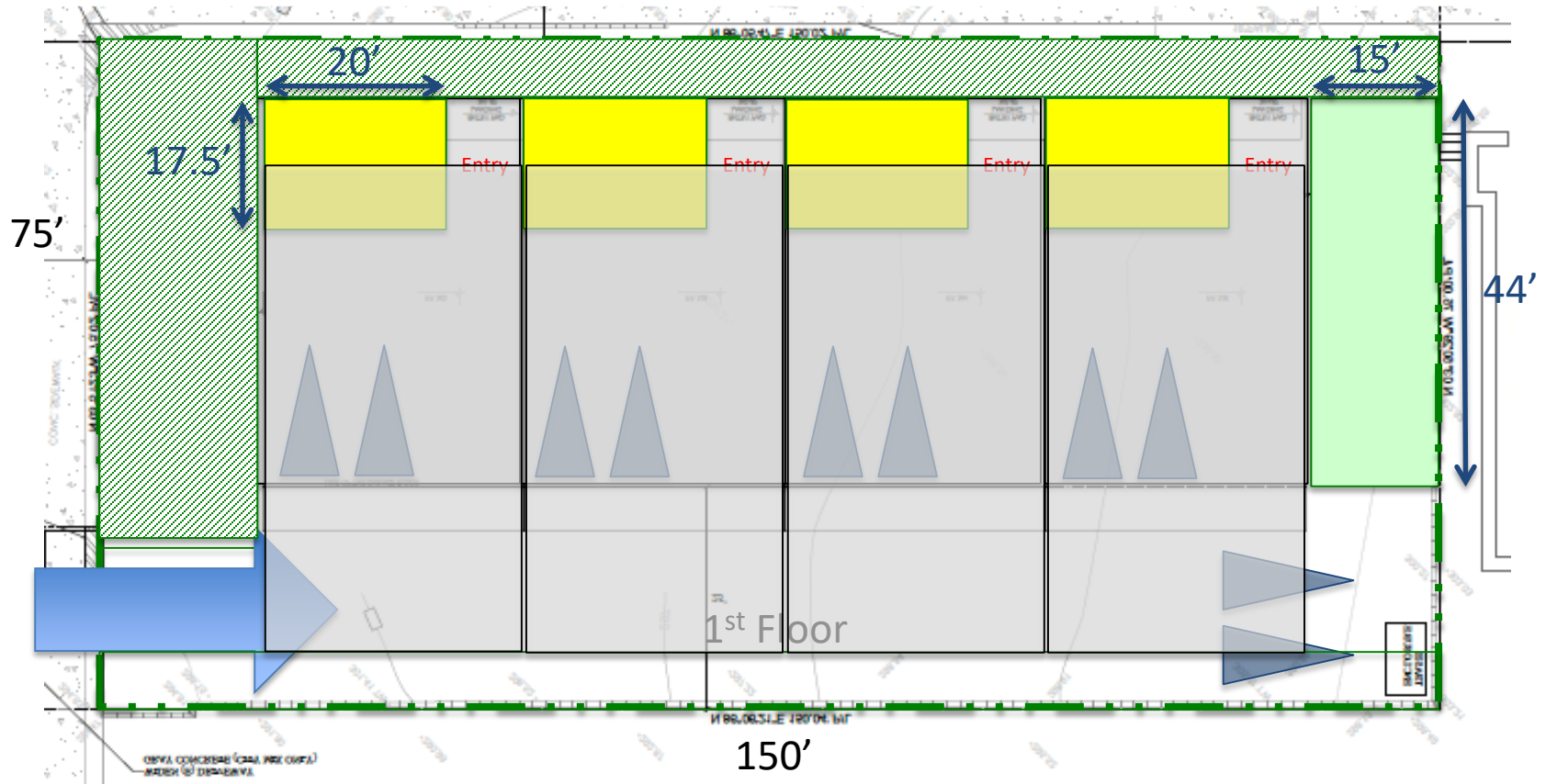
Note: No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-350 SF Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 350 sf of OLS in one location – No Bonuses Allowed.

Each unit provides a 17.5' x 20' = 350 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Changes from Scenario 1 Option A: 1st floor area is reduced by 150 SF, an additional 7.5' x 20' SF area is added to ground floor OLS. 2nd floor area is reduced by a total of 108 SF as 50% of ground floor OLS must be uncovered requiring that the 2nd floor be recessed an additional 3.75 feet.



Scenario 2: Existing Site Conditions

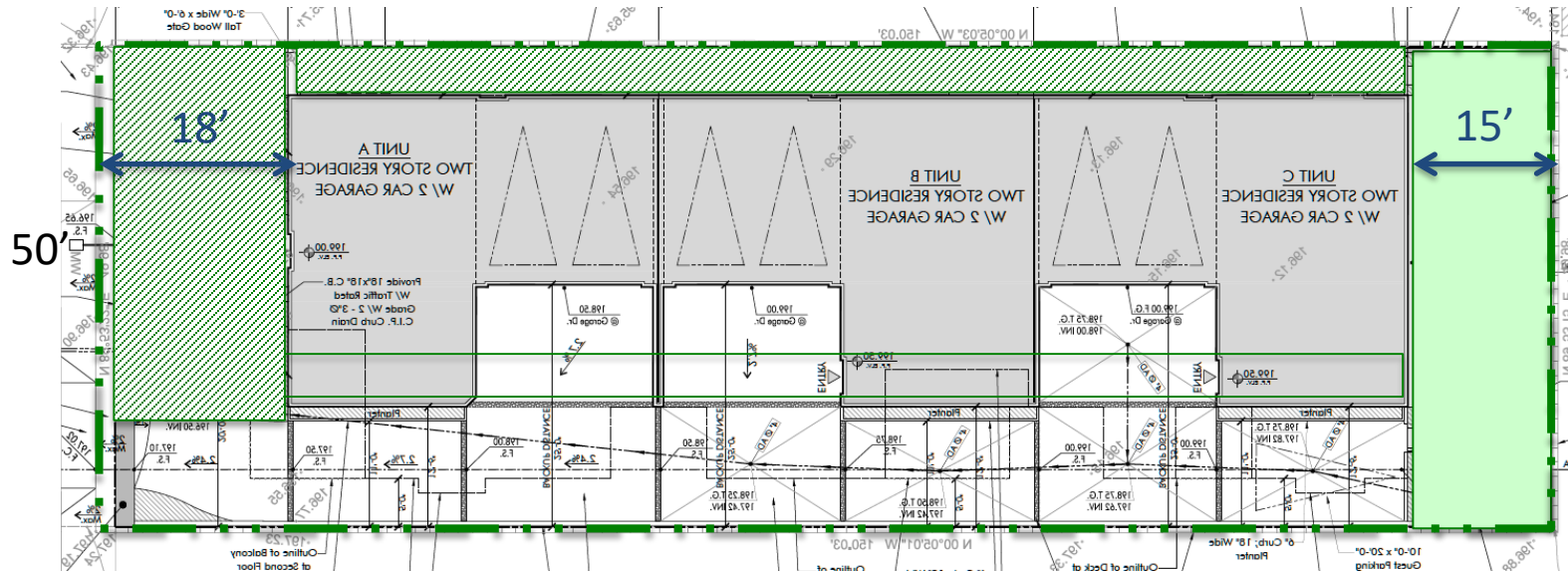
Property zoning, R-3. Total lot size, 7,500 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, three (3).
Setbacks: Front 18', Sides 5', Rear 15'

OLS requirements 350 SF per condominium unit

Typical unit size: +/- 2,040 SF
1st Floor: 660 SF
2nd Floor: 1,380SF

The following four (4) slides present four (4) options for Outdoor Living Space (OLS) standards.

- 1. **Option A: 300 SF in One Location-Bonuses Allowed (Existing OLS standards)**
- 2. **Option B: 300 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
- 3. **Option C: 300 SF NOT in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
- 4. **Option D: 350 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**



150'
Site Plan

Scenario 2: Current/Existing OLS Requirements

Option A: 300 SF in One Location-Bonuses Allowed

Property zoning, R-3. Total lot size, 7,500 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, three (3).

Setbacks: Front 18', Sides 5', Rear 15'

Typical unit size: +/- 2,040 SF

1st Floor: 660 SF

2nd Floor: 1,380 SF

Notes: Rear unit provides 750 SF which technically satisfies (exceeds) that rear units' OLS requirement.

No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Existing OLS Standards)

Each condominium unit is required to provide 350 sf of OLS total. 300 sf is required to be in one location – Bonuses Allowed.

Each unit provides a 12' x 15' = 180 SF outdoor living space area on the second floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore a "bonus" of 200 percent of the actual area is granted and as designed the provided OLS is 360 SF which complies with the existing zoning requirements for OLS.



Scenario 2: Proposed OLS Requirements Option B:
300 SF in One Location-No Bonuses Allowed (5'x10'
calculated at 50%-7'x10' calculated at 75%-10'x15'
or greater calculated at 100%-Space not accessed
from communal area calculated at 50%)

Property zoning, R-3. Total lot size, 7,500 SF.
 Allowed density, one (1) unit per 2,490 SF. Total
 number of units permitted, three (3).
 Setbacks: Front 18', Sides 5', Rear 15'

Typical unit size: +/- 1,585 SF
 1st Floor: 660 SF – 300 SF = 360 SF
 2nd Floor: 1,380 SF – 155 SF = 1,225 SF

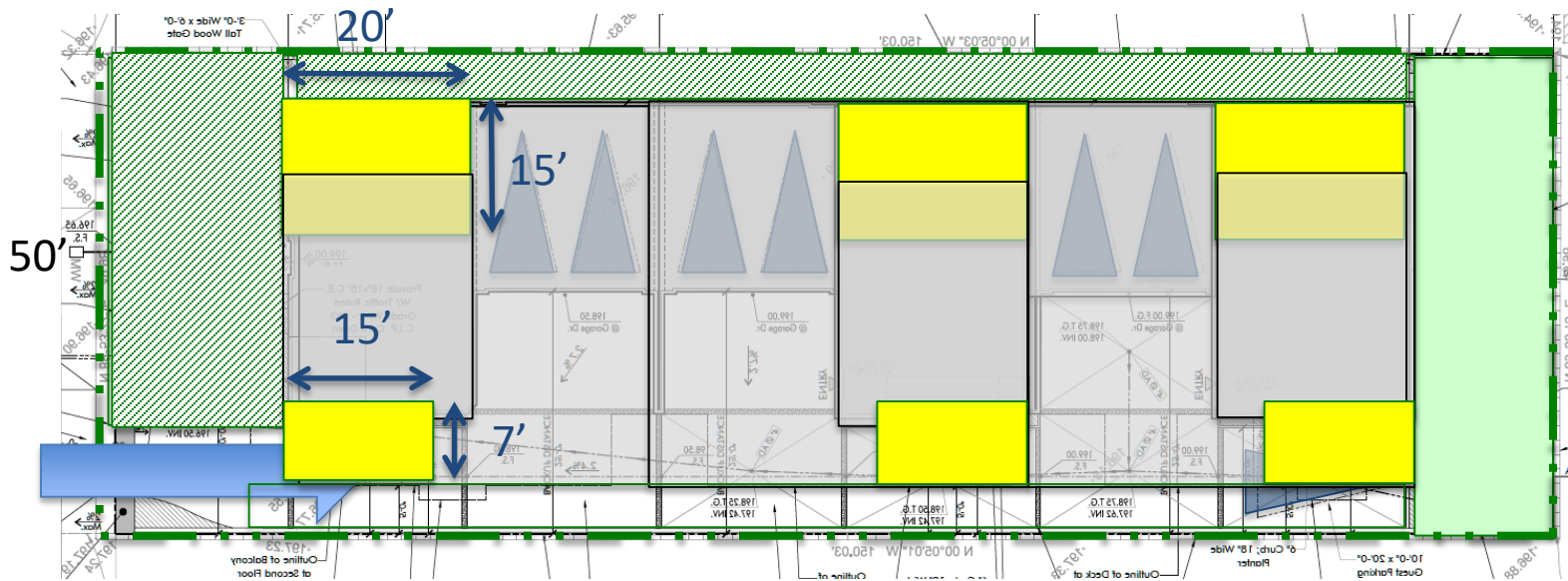
Note: No setback areas are included in this
 hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 350 sf of OLS total. 300 sf is required to be in one location – No Bonuses Allowed.

Each unit provides a 15' x 20' = 300 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses). An additional 7' x 15' area calculated at 50% (not accessible from communal area) is required to meet the additional 50 SF for the total required amount of 350 SF.

Changes from Scenario 1 Option A: 1st floor area is reduced by 300 SF, an additional 15' x 20' SF area is added to ground floor OLS. 2nd floor area is decreased by 50 SF as 50% of ground floor OLS must be uncovered requiring that the 2nd floor be recessed an additional 2.5 feet and an additional 7' x 15' area calculated at 50% (not accessible from communal area) is required to meet the additional 50 SF for the total required amount of 350 SF.



150'

**Scenario 2: Proposed OLS Requirements
Option C: 300 SF NOT in One Location-No
Bonuses Allowed (5'x10' calculated at 50%-
7'x10' calculated at 75%-10'x15' or greater
calculated at 100%-Space not accessed from
communal area calculated at 50%)**

**Property zoning, R-3. Total lot size, 7,500 SF.
Allowed density, one (1) unit per 2,490 SF.
Total number of units permitted, three (3).
Setbacks: Front 18', Sides 5', Rear 15'**

**Typical unit size: +/- 1,540 SF
1st Floor: 660 SF – 200 SF = 460 SF
2nd Floor: 1,380 SF – 300 SF = 1,080 SF**

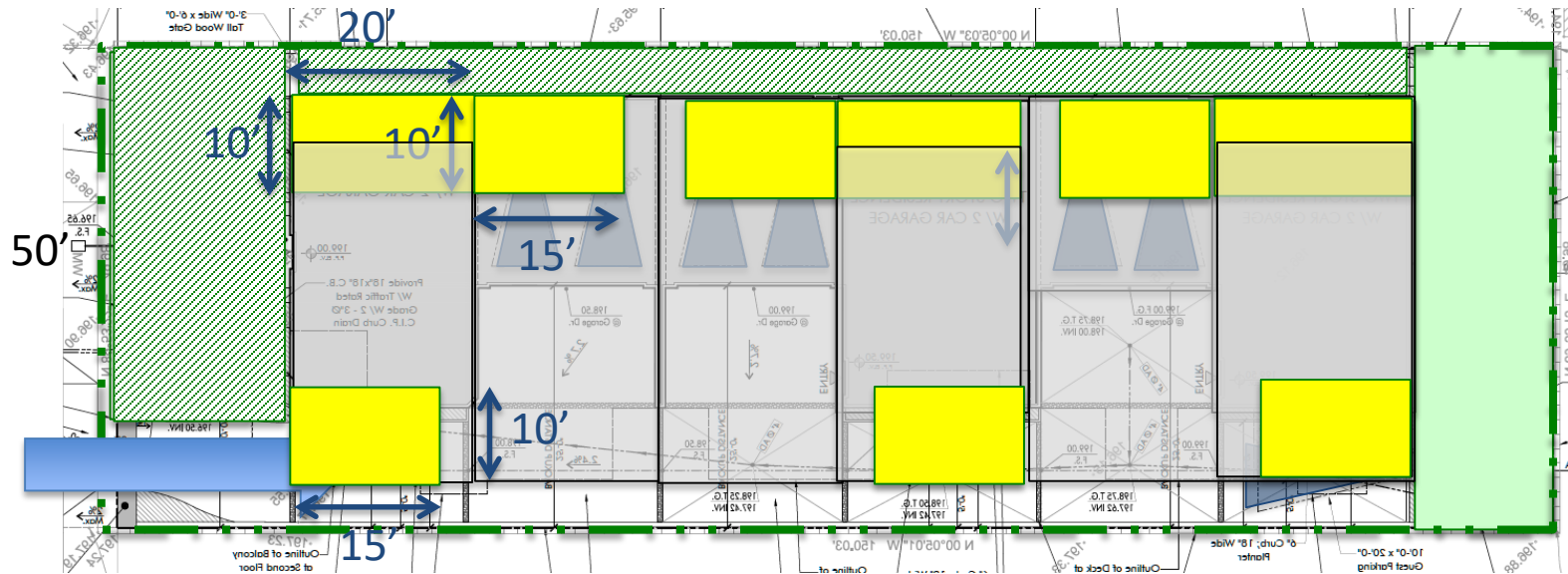
Note: No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF NOT Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 350 sf of OLS total. This option does not include the requirement to have 300 SF in one location – No Bonuses Allowed.

Each unit provides a 10' x 20' = 200 sf actual outdoor living space area on the ground floor. This ground floor outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses). Each unit provides two (2) additional 10' x 15' balconies not accessed by a communal area and therefore calculated at 50% for the remaining required 150 SF to provide the total required OLS of 350 SF per unit.

Changes from Scenario 1 Option A: 1st floor area is reduced by 200 SF, an additional 10' x 20' SF area is added to ground floor OLS. 2nd floor area is reduced by a total of 300 SF as two (2) additional 10' x 15' areas calculated at 50% (not accessible from communal area) are required to meet the additional 150 SF for the total required amount of 350 SF.



150'

Scenario 2: Proposed OLS Requirements
Option D: 350 SF in One Location-No Bonuses Allowed
(5'x10' calculated at 50%-7'x10' calculated at 75%-
10'x15' or greater calculated at 100%-Space not
accessed from communal area calculated at 50%)

Property zoning, R-3. Total lot size, 7,500 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, three (3).
 Setbacks: Front 18', Sides 5', Rear 15'

Typical unit size: +/- 1,700 SF
 1st Floor: 660 SF – 350 SF = 310 SF
 2nd Floor: 1,380 + 10 SF = 1,390 SF

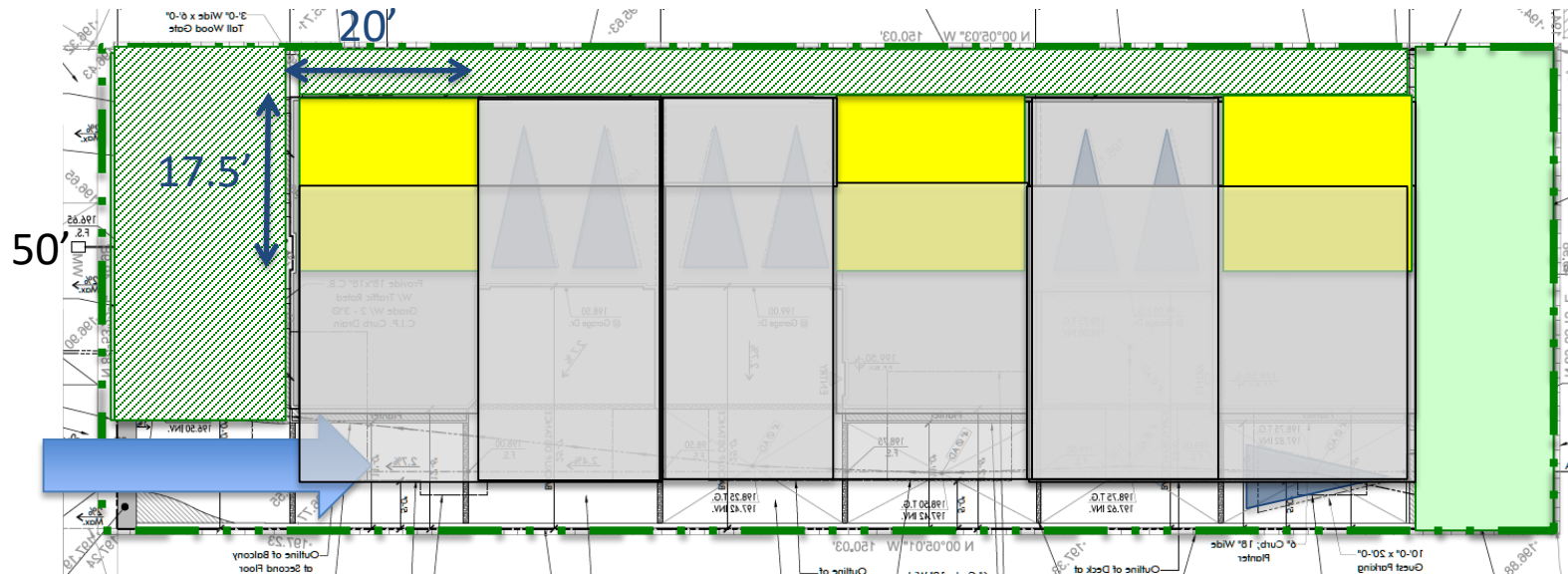
Note: No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements Proposed OLS Standards-350 SF Required to be in One Location-No Bonuses Allowed

Each condominium unit required to provide 350 sf of OLS in one location – No Bonuses Allowed.

Each unit provides a 17.5' x 20' = 350 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Changes from Scenario 1 Option A: 1st floor area is reduced by 350 SF. 2nd floor area is increased by a total of 10 SF as 50% of ground floor OLS must be uncovered.



150'

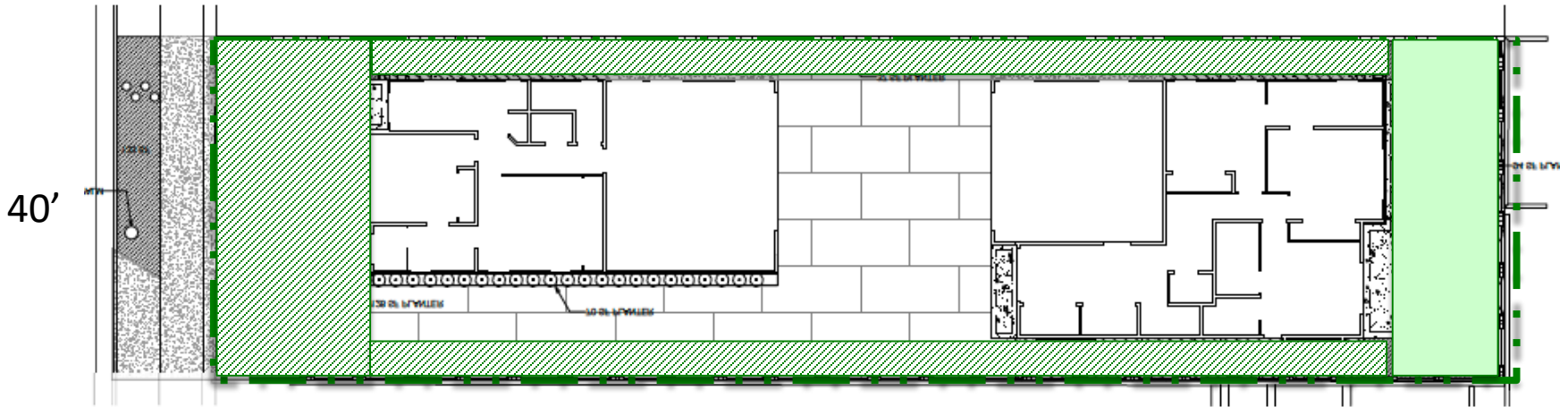
Scenario 3: Existing Site Conditions

Property zoning, R-2. Total lot size, 6,000 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, two(2).
Setbacks: Front 20', Sides 5', Rear 15', Between Structures: 20'

OLS requirements 450 SF per condominium unit

The following four (4) slides present four (4) options for Outdoor Living Space (OLS) standards.

1. **Option A: 300 SF in One Location-Bonuses Allowed (Existing OLS standards)**
2. **Option B: 300 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
3. **Option C: 300 SF NOT in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**
4. **Option D: 450 SF in One Location-No Bonuses Allowed (Planning Commission proposed area calculations applied)**



150'
Site Plan

Scenario 3: Current/Existing OLS Requirements

Option A: 300 SF in One Location-Bonuses Allowed

Property zoning, R-2. Total lot size, 6,000 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, two (2).

Setbacks: Front: 20', Sides: 5', Rear 15', Between Structures: 20'

Typical unit size: +/- 2,005 SF

1st Floor: 760 SF

2nd Floor: 1,245 SF

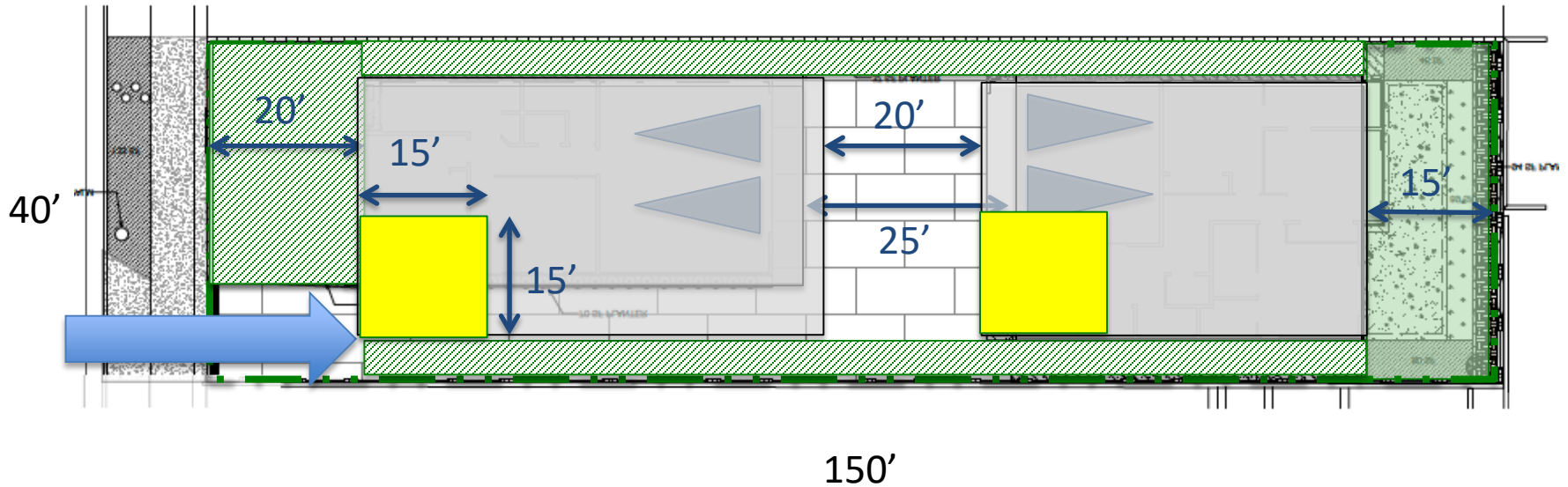
Notes: Rear unit provides 600 SF which technically satisfies (exceeds) that rear units' OLS requirement.

No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Existing OLS Standards)

Each condominium unit required to provide 450 sf of OLS total. 300 sf is required to be in one location – Bonuses Allowed.

Unit provides a 15' x 15' = 225 SF balcony as outdoor living space area on the second floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore a "bonus" of 200 percent of the actual area is granted and as designed the provided OLS is 450 SF meets zoning requirements for OLS.



Scenario 3: Proposed OLS Requirements

Option B: 300 SF in One Location-No Bonuses Allowed (5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

Property zoning, R-2. Total lot size, 6,000 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, two (2). Setbacks: Front 20', Sides 5', Rear 15'

Typical unit size: +/- 1,218 SF

1st Floor: 760 SF – 300 SF = 460 SF

2nd Floor: 1,245 SF – 487 SF = 758 SF

Notes: Rear unit provides 600 SF which technically satisfies (exceeds) that rear units' OLS requirement.

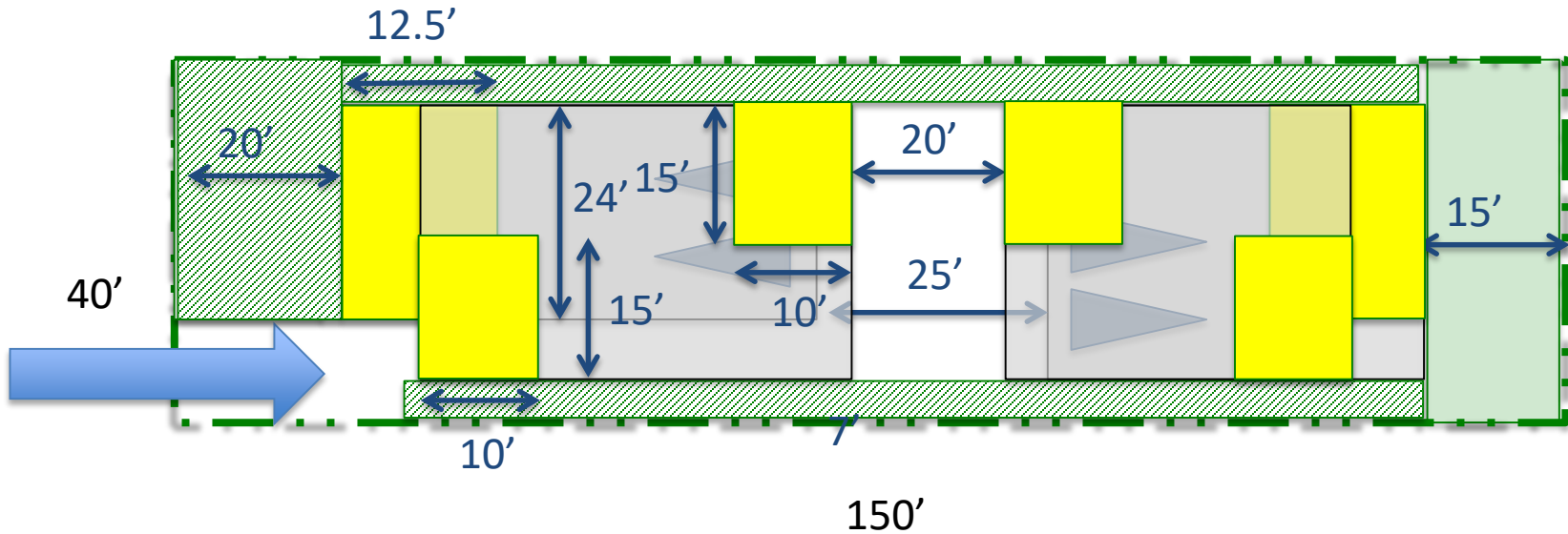
No setback areas are included in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 450 sf of OLS total. 300 sf is required to be in one location – No Bonuses Allowed.

Unit A provides a 12.5' x 24' = 300 sf actual outdoor living space area on the ground floor. The outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Changes from Scenario 1 Option A: 1st floor area is reduced by 300 SF, an additional 12.5' x 24' SF area is added to ground floor OLS. 2nd floor area is decreased by 187 SF as 50% of ground floor OLS must be uncovered and two (2) additional areas each 15' x 10' (150 SF each/300 SF total) area calculated at 50% (not accessible from communal area) is required to meet the additional 150 SF for the total required amount of 450 SF.



Scenario 3: Proposed OLS Requirements

Option C: 300 SF NOT in One Location-No Bonuses Allowed (5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

Property zoning, R-2. Total lot size, 6,000 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, two (2).

Setbacks: Front 20', Sides 5', Rear 15'

Typical unit size: +/- 1,225 SF

1st Floor: 760 SF – 240 SF = 520 SF

2nd Floor: 1,245 SF – 540 SF = 705 SF

Notes: Rear unit provides 600 SF which technically satisfies (exceeds) that rear units' OLS requirement. No setback areas are included in this hypothetical OLS calculation.

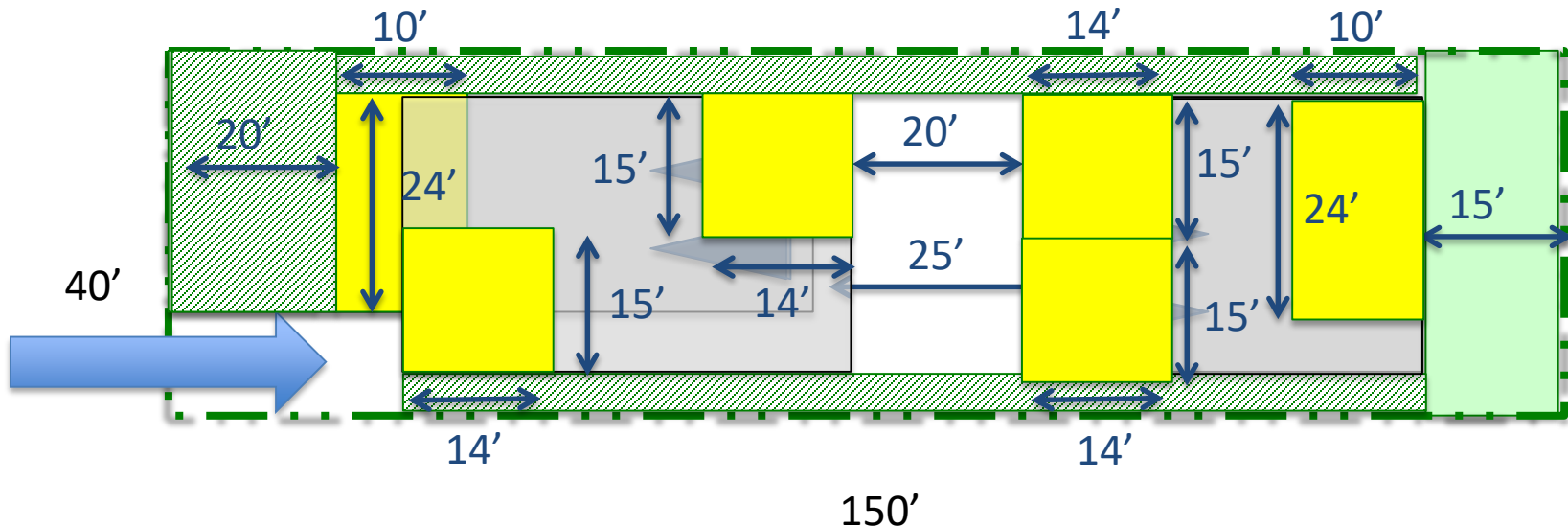
RBMC 10-2.1510 Outdoor Living Space Requirements (Proposed OLS Standards-300 SF NOT Required to be in One Location-No Bonuses Allowed)

Each condominium unit is required to provide 450 sf of OLS total. This option does not include the requirement to have 300 SF in one location – No Bonuses Allowed.

Each unit provides a 10' x 24' = 240 sf actual outdoor living space area on the ground floor. Each ground floor outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Each unit provides two (2) 14' x 15' balconies not accessed by a communal area and therefore calculated at 50% for the remaining required 210 SF to provide the total required OLS of 450 SF per unit.

Changes from Scenario 1 Option A: 1st floor area is reduced by 240 SF, an additional 10' x 24' SF area is added to ground floor OLS. 2nd floor area is reduced by a total of 540 SF as two (2) additional 14' x 15' areas calculated at 50% (not accessible from communal area) are required to meet the additional 210 SF for the total required amount of 450 SF.



Scenario 3: With Proposed OLS Requirements
Option D: 450 SF in One Location-No Bonuses Allowed
(5'x10' calculated at 50%-7'x10' calculated at 75%-10'x15' or greater calculated at 100%-Space not accessed from communal area calculated at 50%)

**Property zoning, R-2. Total lot size, 6,000 SF. Allowed density, one (1) unit per 2,490 SF. Total number of units permitted, two (2).
 Setbacks: Front 20', Sides 5', Rear 15'**

Typical unit size: +/- 1,560 SF
1st Floor: 760 SF – 450 SF = 310 SF
2nd Floor: 1,890 – 175 SF = 1,250 SF

Note: Rear setback area OLS for Unit C in this hypothetical OLS calculation.

RBMC 10-2.1510 Outdoor Living Space Requirements: Proposed OLS Standards-450 SF Required to be in One Location-No Bonuses Allowed

Each condominium unit is required to provide 450 sf of OLS in one location – No Bonuses Allowed.

Unit A provides a 18.75' x 24' = 450 sf actual outdoor living space area on the ground floor. Each outdoor living space area is located immediately adjacent to either a kitchen, dining room, living room or similar communal area and has the minimum dimensions of ten (10) feet by fifteen (15) feet. Therefore 100% of the actual area is calculated as OLS (No Bonuses).

Changes from Scenario 1 Option A: 1st floor area is reduced by 450 SF. 2nd floor area is reduced by a total of 175 SF as 50% of ground floor OLS must be uncovered.

