
A Local Law Addressing House Scale Concerns

City of Rye, New York

Includes:

*Report of the House Scale Sub-Committee to the City
Council to Address House Scale Concerns*

*Draft Local Law Amending Chapter 197, Zoning, of the Code
of the City of Rye For the Purpose of Regulating the Scale,
Size and Height of Single-Family Residences*

Full Environmental Assessment Form with Attachment

Coastal Assessment Form

Prepared by:

Rye City House Scale Sub-Committee
Rye City Planning Department
Rye City Building Department

May 2003

I. INTRODUCTION

During the past five years, the Board of Architectural Review (BAR) and the Zoning Board of Appeals (ZBA) have seen their agendas lengthen and the amount of public participation at meetings increase. Both Boards have received public input on the need to maintain open space within our neighborhoods. Concerns about the size and bulk of new construction that reduces side, rear, or front yard setbacks and overshadows existing neighbors have been repeatedly expressed to both boards. In each of the past five years Rye has seen an average of 12 new houses constructed either on subdivided lots or to replace houses that were torn down. Many houses have been extensively enlarged with additional floors added or new wings. Most of the construction has been an improvement to Rye but several cases have created some intense public debate due to the disparity of size and scale relative to their neighbors.

In the fall of 2002, the Rye City Council established a committee to review this growing concern relating to the size and scale of residential construction in the City. The committee met in September and established a House Scale sub-committee to develop specific recommendations. This report provides a discussion of the recommendations of the sub-committee, which were developed with the assistance of the City Planning and Building Department Staff. The sub-committee held six meetings and two additional meetings with the public and full committee between September and March to develop these recommendations.

In its deliberations there was general agreement among the sub-committee members that its intent was to be sensitive to existing and emerging trends in single-family residential construction, but to try to prevent some of the more objectionable elements of new or significantly modified homes that appeared to be out-of-scale with the neighborhood. The sub-committee documented detailed bulk and dimensional characteristics of over 25 existing or proposed homes to gauge its recommendations against actual experience. These case studies were helpful in modifying or dismissing some preliminary recommendations as being either too restrictive or ineffective in addressing a particular concern.

The sub-committee's efforts tended to focus on new house construction but recognized that the preliminary recommendations will apply to every single-family home in Rye. The sub-committee avoided recommendations that would result in the creation of significant regulatory non-conformities to existing homes in the

community. It also respected the existing provisions in the Zoning Code that preserve or provide relief for the many residential properties in Rye that pre-date the enactment of the City's initial zoning regulations, which may have pre-existing non-conformities. The sub-committee also preferred simplicity. Recommendations that involved complex regulations or unrealistic enforcement practices were generally disregarded.

The members of the sub-committee are listed below.

Judy Studebaker, Esq.	Chairman of the ZBA
Nick Everett, ASLA	Chairman of the BAR
Serge Nivelles	Member of the ZBA
Neal Wexler, PE	Member of the ZBA
Peter Cole, AIA	
Paul Benowitz, AIA	
Christian Miller, AICP	Rye City Planner
Vincenzo Tamburro	Rye Building Inspector

This report consists of two sections. Section I discusses the draft local law implementing the recommended zoning code changes to address house scale concerns. Section II evaluates the fiscal impact of the proposed recommendations.

Appendix A includes a draft local law implementing the zoning code changes recommended in this report. Appendix B, includes the Full Environmental Assessment Form with attachment, which evaluates the environmental impact of the proposed local law as required by the State Environmental Quality Review Act (SEQRA). Appendix C includes the Coastal Assessment Form, which reviews the consistency of the of the proposed local law with the 44 policies of the City's Local Waterfront Revitalization Program (LWRP) as required by Chapter 73, *Coastal Zone Management Waterfront Consistency Review*, of the Rye City Code.

II. RECOMMENDED ZONING CODE CHANGES

The house scale sub-committee recommends a variety of changes to the Rye City Zoning Code as it relates primarily to single-family residential construction. Appendix A includes a draft local law implementing the recommendations contained herein. The following provides a description of each of the recommendations and a discussion of the way in which they address house scale concerns.

The recommendations are grouped into four general categories: code conformance, scale, floor area ratio, and building height.

A. Code Conformance

Recommendation 1: Review and Modify Zoning Code Definitions

The New York State Building Code has been substantially modified and becomes effective January 1 of 2003. The new code includes new and modified regulations that are not consistent with the Rye City Zoning Code. The sub-committee recommends that the existing definitions be carefully reviewed to reflect any changes proposed herein and to be made consistent with the recent changes in the New York State Building Code and accepted planning practice where applicable. The following provides a discussion of each of the proposed changes to the City's Zoning Code definitions:

ATTIC – This definition is proposed to be amended to the City Zoning Code. The proposed definition is consistent with the definition of “attic” in the New York State Building Code. The change in this regulation will apply to both residential and commercial properties in the City and is consistent with similar definitions in many Westchester County communities.

BASEMENT – This definition is proposed to be amended to change the way in which a basement is defined in the City Zoning Code. Under the proposed regulation a basement would need to have more than half of its clear height below the average elevation of the adjoining ground. Under the current Code only three feet is required to be below the average elevation. For example, if a basement has a floor-to-ceiling height of eight feet the floor would need to be more than four feet below the average grade to be considered a basement. The change in this regulation will apply to both residential and commercial properties in the City and is consistent with similar definitions in many Westchester County communities. The proposed definition would only apply to new basements. Existing basements would be subject to the current definition of “STORY, FIRST, GROUND OR LOWEST”.

FLOOR AREA RATIO – This definition is proposed to be added to the City Zoning Code. Though not currently defined, the proposed definition is consistent with current practice. The

change in this regulation will apply to both residential and commercial properties in the City.

PRE-EXISTING GRADE – This definition is proposed to be added to address the house scale concerns of first floor elevation significantly above the adjoining grade. It also is intended to enhance the regulation of grade manipulation associated with single-family residential construction in the City. See discussion of recommendation 8 below.

BUILDING HEIGHT – This definition is proposed to be amended to measure the height of a building based on the average grade adjacent to the exterior walls of the building. Currently, the Zoning Code measures building height based on the elevation at the street line if the building is located at a vertical elevation below the street or from the front building line if the building is located at a vertical elevation above the street. The proposed amendment will be consistent with that of many Westchester County communities and will take into account the grade on all sides of a building rather than just the front of a building or a building's relationship to the street. The change in this regulation will apply to both residential and commercial properties in the City.

FLOOR AREA, GROSS – This definition is proposed to be amended to exclude basements and attics from the calculation of floor area regardless of how the space is used. These areas are excluded from the current law used for "accessory use". Exceptions to these inclusions would be limited to those regulated by Section 4 of the proposed local law. See recommendation 3, 4, 5 and 7 for a more complete discussion. The change in this regulation will apply to both residential and commercial properties in the City.

B. Scale

Recommendation 2: Reduce the Maximum Permitted Floor Area for Oversized Properties

The sub-committee recommends reducing the maximum permitted floor area for properties that significantly exceed the minimum lot area of the applicable zoning district (see Figure 1). The sub-committee suggests that the applicable FAR be reduced by half (or 50%) for that portion of a residential property exceeding between 150 and 250 percent of the minimum lot area for the district in which the property is located. The applicable FAR should also be further reduced to one quarter (or 25%) for that portion of a residential property exceeding 250 percent of the

minimum lot area for the district in which the property is located. (see examples below).

Example 1:

A 122,000 square foot property (approximately 2.8 acres) in the R-1 District under current zoning standards would be permitted to build an 18,300 square foot residence ($122,000 \times 0.15 \text{ FAR} = 18,300$). The current minimum lot size for this district is 43,560 square feet. The maximum permitted floor area ratio (FAR) is 0.15.

Under the proposed recommendation the first 65,340 square feet of lot area ($43,560 \times 1.5 = 65,340$) would apply the current FAR of 0.15 resulting in 9,801 square feet of floor area. The next 43,560 square feet of lot area would apply an FAR of 0.075 ($0.15 \times 0.50 = 0.075$) resulting in 3,267 square feet of floor area. The remaining 13,100 square feet of lot area ($122,000 - 65,340 - 43,560 = 13,100$) would be subject to one-quarter the permitted FAR of the R-1 District, which would permit an additional 491 square feet ($13,100 \times 0.0375 = 491$). Total floor permitted floor area would be 13,559 square feet ($9,801 + 3,267 + 491 = 13,559$) or 4,741 square feet less than current zoning restrictions.

Example 2:

A 40,700 square foot property (approximately 0.93 acres) in the R-3 District under current zoning standards would be permitted to build a 10,175 square foot residence ($40,700 \times 0.25 \text{ FAR} = 10,175$). The current minimum lot size for this district is 14,520 square feet. The maximum permitted floor area ratio (FAR) is 0.25.

Under the proposed recommendation the first 21,780 square feet of lot area ($14,520 \times 1.5 = 21,780$) would apply the current FAR of 0.25 resulting in 5,445 square feet of floor area. The next 14,520 square feet of lot area would apply an FAR of 0.125 ($0.25 \times 0.50 = 0.125$) resulting in 1,815 square feet of floor area. The remaining 4,400 square feet of lot area ($40,700 - 21,780 - 14,520 = 4,400$) would be subject to one-quarter the permitted FAR of the R-3 District, which would permit an additional 275 square feet ($4,400 \times 0.0625 = 275$). Total floor permitted floor area would be 7,535 square feet ($5,445 + 1,815 + 275 = 7,535$) or 2,640 square feet less than current zoning restrictions.

This recommendation attempts to address the construction of new homes or significantly rehabilitated homes that are constructed out-of-scale with the neighborhood. The sub-committee noted instances where relatively large (but zoning code

compliant) homes were constructed that were out-of-scale with the neighborhood because the maximum permitted FAR was based on properties significantly larger than the minimum required by the applicable zoning district. The proposed floor area calculation was designed with the intent of reducing the maximum house size on over-sized properties, but not to be so restrictive that it could encourage new subdivisions. The sub-committee reasoned that some might consider applying for a subdivision to create multiple residences if the restriction on oversized properties was too restrictive.

C. Floor Area Ratio (FAR)

Recommendation 3: Include Some Attic Floor Area in FAR Calculation

The sub-committee recommends that a portion of attic space within a single-family residence should be included in the calculation of gross floor area. The New York State Building Code now allows occupancy of attics/third floors if the house has a full sprinkler system.

The sub-committee recommends that fifty percent of the attic floor area be counted within existing or theoretical five-foot high knee walls and where the width between these walls is seven feet or greater. Where the width between the knee walls is less than seven feet none of the attic floor area would be counted. If collar beams exist below seven feet six inches the attic would not be counted (see Figure 2). This would apply to attics accessed by either permanent stairs or pull down stairs.

The intent of this recommendation is to address a concern regarding the use of attic space and the creation of "third floors" in residence districts. Under the current Zoning Code attics are not counted in the calculation of floor area if they are designated as "storage". Under this proposal only a portion of the attic would be counted. Those areas with less than seven feet six inches of headroom due to pitched roofs or collar beams would not be counted since these areas are not considered habitable space under the New York State Building Code. In addition, areas that have adequate headroom but relatively narrow width (i.e. less than seven feet) were also considered to have limited use and therefore not counted. All the dimensions used are consistent with the New York State Building Code's definition of a habitable room.

Recommendation 4: *Include Internal "Void" space in FAR Calculation*

The sub-committee recommends that interior void space should be included in the calculation of gross floor area where such void space extends from the first floor higher than fourteen feet. Void space above stair treads or landings would not be included (see Figure 3).

The sub-committee noted that newer residential construction sometimes includes internal void spaces such as high ceilings associated with family rooms or entry foyers. These spaces are not currently counted in the calculation of floor area since they do not include floors, but can contribute to the size, scale and volume of a house.

Recommendation 5: *Exclude Open Porches From FAR Calculation*

The current City of Rye Zoning Code requires that all porches and roofed-over areas be counted toward FAR calculations. In order to encourage this architectural element, it is recommended that open porches should not be counted toward total FAR. Enclosed porches would continue to be counted. The sub-committee is suggesting that the definition of an enclosed porch be any porch that has walls, windows, screens, or other elements that restrict movement on and off of the porch. An open porch can be solid up to three feet six inches above finished floor elevation (the legal height of a handrail under the New York State Building Code) but above that height to the height of the ceiling must be at least 80% open.

D. Building Height

Recommendation 6: *Reduce Building Height*

The sub-committee recommends that the maximum building height should be reduced to 32 feet in the R1, R-2 and MC Districts and 28 feet for R-3, R-4, R-5, R-6, RT and RS Districts (see Figure 4).

In its review of existing homes, the sub-committee noted that those residences that appeared tall did not exceed the maximum permitted building height of 35 feet. The case studies also revealed that if the building height were lowered only those structures that appeared to be most out-of-scale with their

neighbors would be impacted. Many existing homes and even most new construction are below 28 feet in height.

The sub-committee agreed that building height should be varied by district. Larger districts (i.e. those with a minimum lot size of a half-acre or greater) could support taller buildings with less impact on the character of a neighborhood, while smaller districts require smaller buildings. Building height is measured from the average grade around the house to the mid-point between the eaves and the peak.

Recommendation 7: Include Basement in Floor Area Calculation Where Extensive Grade Manipulation Has Occurred

The sub-committee recommends including 25% of the basement in the calculation of gross floor area in those situations where the existing grade has been reduced by more than three feet to create a fully exposed exterior basement wall of more than five feet in width (see Figure 5). The sub-committee noted that existing grade would be that which existed at the time of the adoption of the proposed regulation by the City Council. Building alterations that involve grade manipulation after that date would be subject to the proposed provision. Pre- and post-development topographic surveys will be required in connection with building permit applications in order to establish compliance with this provision.

The sub-committee noted concern with residences on lots where the existing grade of a property was modified to create garages in the basement. Garages are not counted in the calculation of floor area when they are located in basements but are counted when they are attached or detached. The sub-committee noted concern with this practice because it sometimes results in significant grade manipulation and the creation of a three-story façade. In addition, the sub-committee noted that the practice contributes to increasing the overall height of the structure since it often requires the lifting of the first floor elevation to provide for the proper clearance height to fit a garage in the basement.

The sub-committee noted that on some properties with the proper existing grades a garage under the first floor is desirable. The sub-committee agreed that counting basements where excessive grade manipulation (i.e. more than three feet) has occurred best addresses the concern, but again noted that including the entire basement may be a hardship. It therefore agreed that only 25% of the basement should be counted in the floor area were such grade manipulation has occurred.

Recommendation 8: *Limit First Floor Elevations Relative to Existing Grades*

The sub-committee recommends that the first floor elevation of a home not be more than three feet above the predevelopment grade in the front of the house (see Figure 6). This recommendation works in tandem with grade manipulation recommendation immediately above. It attempts to keep the first floor elevation closer to the predevelopment grade and reduce the height of the building as viewed from the street or front yard. In its review the sub-committee was sensitive to naturally occurring grades on a property and their impact on new construction. Pre- and post-development topographic surveys will be required in connection with building permit applications in order to establish compliance with this provision.

III. IMPACT OF ZONING CODE CHANGES

On February 3, 2003 Christian Miller, the City Planner, and Nick Everett, Co-Chair of the House Scale Sub-Committee met with the Finance Committee to discuss the eight recommendations that had been presented to the City Council by the House Scale Committee. At that time the Finance Committee asked the House Scale Sub-Committee to review one year of building permit applications and provide an analysis of how the recommendations might impact building permit revenues and tax assessments.

A. Regulatory Impact

Although an analysis of the applications from 2001 was discussed, it was decided to use the year 2000 since the permit applications from that year were more likely to have been constructed and reassessed. The year 2000 also had the highest number of applications before the Board of Architectural Review for the period 1998-2002.

In 2000 there were 424 building permits issued. The total revenue in fees from these permits was \$631,332. There were 247 applications for building permits in 2000 that required the applicant to appear before the Board of Architectural Review. Of these, only 140 (11 new houses, 122 additions, 7 garages) could have been impacted by the recommendations if they had been in effect at that time. The remainder of the 247 applications were for Multi-family housing, commercial or retail facilities, clubs,

private schools, signs, decks, pools, tennis courts, minor outdoor structures, or minor façade changes.

The City Building Inspector and the City Planner then reviewed all 140 files and determined that 83 would not have been impacted by the proposed recommendations and 57 needed a detailed analysis. Nick Everett completed the detailed analysis on March 9 and the Sub-Committee met on March 13 to review the findings. The 57 applications were from a good cross section of the residential zones (10 in R-1, 9 in R-2, 12 in R-3, 5 in R-4, 19 in R-5, one each in RA-1 and B-1). Seven had received a variance to increase their maximum permitted FAR and three had received setback variances. The findings listed below are based on the analysis of 57 applications from the year 2000.

Recommendation Number 2 - Over Sized Lots.

Lots less than 150% of Minimum Size:	43	75%
Lots more than 150% of Minimum Size:	14	25%
<i>Impact on 247 Applications:</i>		6%

Of the 14 lots greater than 150% of the minimum allowed lot size in their zone, only two applications that would have been affected by this recommendation in combination with the other FAR recommendations. One of these received an FAR variance.

Recommendation Number 3 - Attic Floor Area.

Applicants with 50% of attic space counted in FAR:	29	51%
Applicants with no attic space counted in FAR:	28	49%
<i>Impact on 247 applications:</i>		12%

Recommendation Number 4 - Voids

Applicants with voids counted in FAR :	19	33%
Applicants with no voids:	38	67%
<i>Impact on 247 applications:</i>		8%

Recommendation Number 5 - Porches

Applicants with credit for unenclosed porches:	31	54%
Applicants with no unenclosed porch:	26	46%
<i>Impact on 247 applications:</i>		13%

Recommendation Number 6 - Building Heights

Applicants with excessive height:	5	9%
Applicants with no height impact:	52	91%
<i>Impact on 247 applications:</i>		2%

This recommendation would apply to new construction only but we felt it would be worthwhile to track all the applications. Of the five that were over the recommended height, two were new

houses, one was an addition, and two were existing houses that would not be affected by the recommendation.

Recommendation Number 7 - Grade Manipulation

Applicants with 25% of basement counted in FAR:	2	4%
Applicants with no grade manipulation:	55	96%
<i>Impact on 247 applications:</i>		1%
Basement SF	Garage SF	
367	480	
368	448	

The Sub-committee feels that using 25% of the basement square footage is still the correct percentage to approximate the size of a garage.

Recommendation Number 8 - First Floor Elevation

Applicants of new houses with FFE more than 3':	2	4%
Applicants with existing house FFE more than 3':	9	16%
<i>Impact on 247 applications:</i>		1%

Total FAR Impact of Recommendations 3, 4, 5, and 7

Sixteen applications would have exceeded the FAR limit for their zone as a result of the sum of these four recommendations. The maximum amount was 822 square feet, the minimum was six square feet, the average was 361 square feet. Five applicants received variances, which would have removed the impact of the recommendations and two received variances that would have removed a portion of the impact.

An analysis of the designs leads to the likelihood that all but three could have eliminated the FAR issue through modest design changes that would not have altered the fundamental design concepts. Of the three that could not have been changed, two were proposed by developers and were over by 398 square feet and 457 square feet. The third was an older house that received a FAR variance and was over by 184 square feet. In this case the variance could easily have been expanded to cover this additional 184 square feet.

Total Height Impact of Recommendations 6 and 8

Five applicants would have been affected by the recommendations dealing with height. The three that exceeded the proposed new building height did so by 0.5, 2.0, and 4.0 feet. One was proposed by a developer two were by individual homeowners. The two that exceeded the limit of three feet between the pre-development grade and the proposed first floor

elevation in the front of the house were both by developers and were by 0.5 and 1.0 feet. All five applications could have avoided a height impact through modest design changes.

B. Fiscal Impact

In 2000 there were 18 applications that would have been affected by the proposed recommendations (16 with FAR impacts only, 2 with height impacts only, 3 with both height and FAR impacts). This represents only 4% of the total number of building permits issued and only 13% of the applications that dealt with new houses, additions or garages. Of these 18, fifteen could have been modified with modest design changes to meet the required FAR or height recommendations and only three would have required either a variance or a major redesign and probable loss of square footage.

In order to look at a worst-case scenario, we have calculated the fiscal impact by reducing the assessment proportionate to the reduced square footage for all the houses that would have been impacted by the FAR recommendations. We have looked at the permit fees by using \$200 per square foot for construction costs and multiplying out the building permit fee of 1.3% on the reduced square footage.

Application Number	Reduced Sq. Ft.	Reduced Percentage	Assessed Value	Value
14	166	4	38,100	1,524
15*	691	16	49,000	7,840
17	112	2	59,900	1,180
20*	146	3	42,000	1,260
22*	172	5	37,500	1,875
23*	436	12	28,900	3,468
24*	822	26	39,950	10,387
26	457	13	57,400	7,462
27	398	11	52,800	5,808
33	145	4	40,300	1,612
34	73	2	40,200	804
37*	813	22	31,450	6,919
46*	553	13	45,900	6,370
47	215	5	34,300	2,295
48	572	20	24,500	4,900
57	6	-	14,250	0
Total	5,777 SF			\$63,704

* properties receiving an FAR variance by the ZBA

Total assessed value of all properties in Rye in

2000:\$132,432,299

Total permit fees received in 2000: \$631,332

We looked at the fiscal impacts three ways. The worst-case scenario calculates all the properties that would have been affected by the FAR recommendations. We then removed the applicants that applied for and received an FAR variance. Finally we removed all the affected applicants that it was felt could have avoided the FAR impacts through a reasonable design change that would not have affected their design concepts.

Reduced value of 16 properties:

\$63,704 or 0.05%

Reduced permit fees of 16 properties:

\$15,020 or 2.4%

Reduced value of 9 properties not receiving a variance:

\$25,585 or 0.02%

Reduced permit fees of 9 properties not receiving a variance:

\$5,574 or 0.8%

Reduced value of 3 properties that could not be redesigned:

\$15,565 or 0.01%

Reduced permit fees of 3 properties that could not be redesigned:

\$2,886 or 0.45%

C. Summary

The recommendations would have had a fairly minor impact on the applicants for building permits in 2000 and the impact on the tax rate and building permit fees would also have been small. The House Scale Sub-Committee is confident that the proposed zoning changes will not have an adverse fiscal impact on the City of Rye and that the recommendations are addressing the concerns that led to the formation of the House Scale Committee while not depriving the average home owner from making reasonable renovations to their houses.

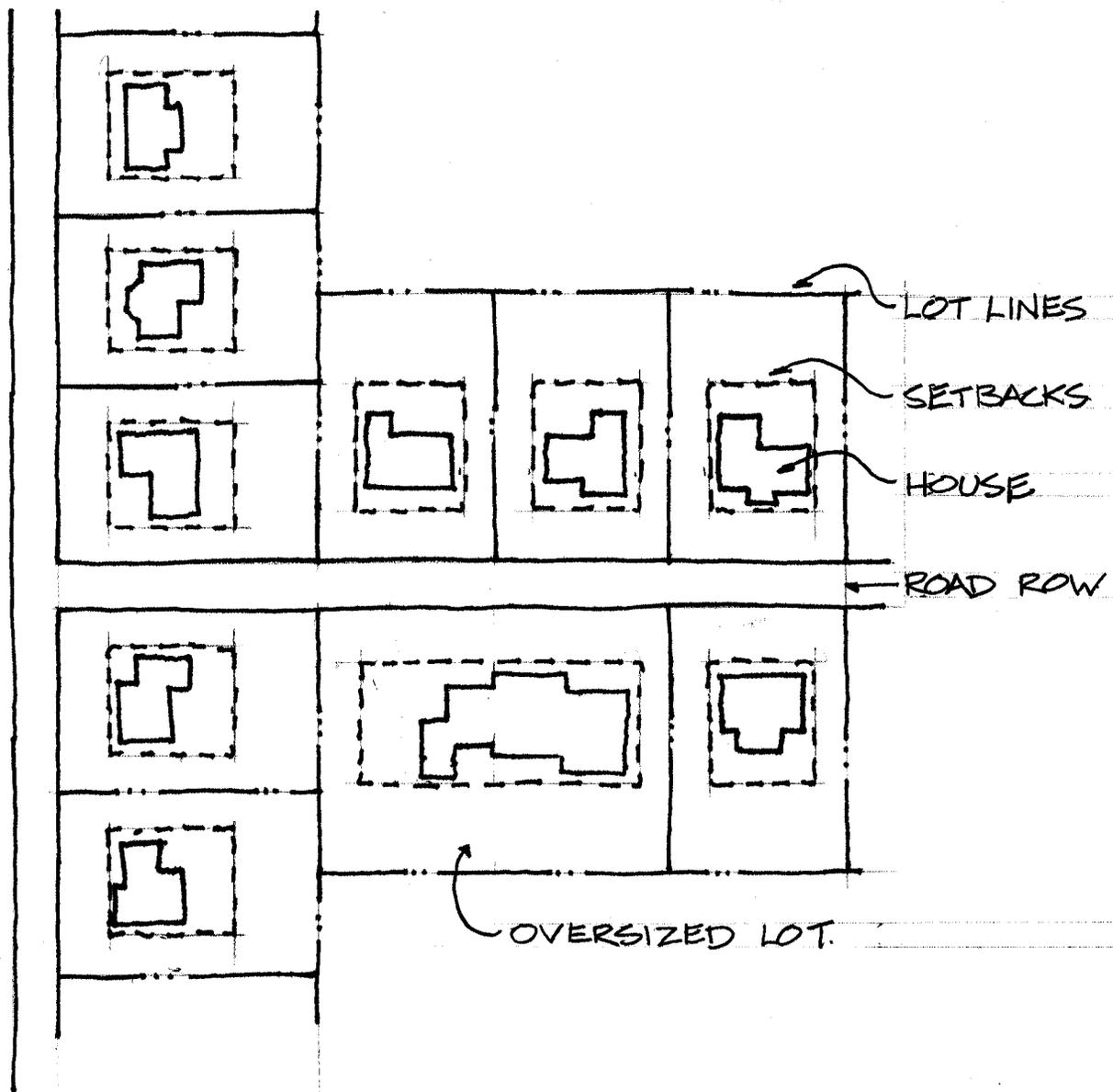


FIGURE 1: OVERSIZED PROPERTIES

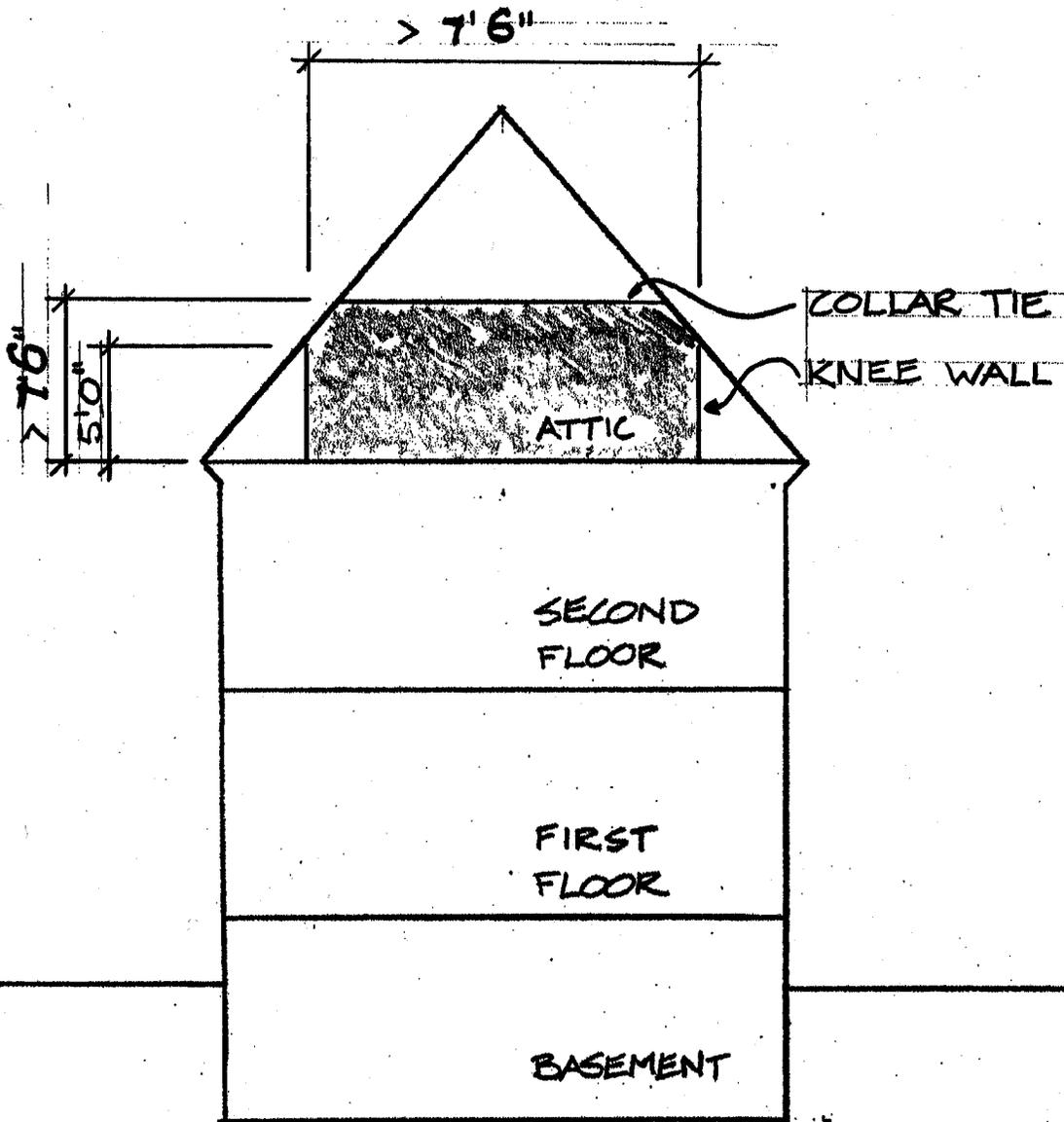


FIGURE 2: ATTIC FLOOR AREA

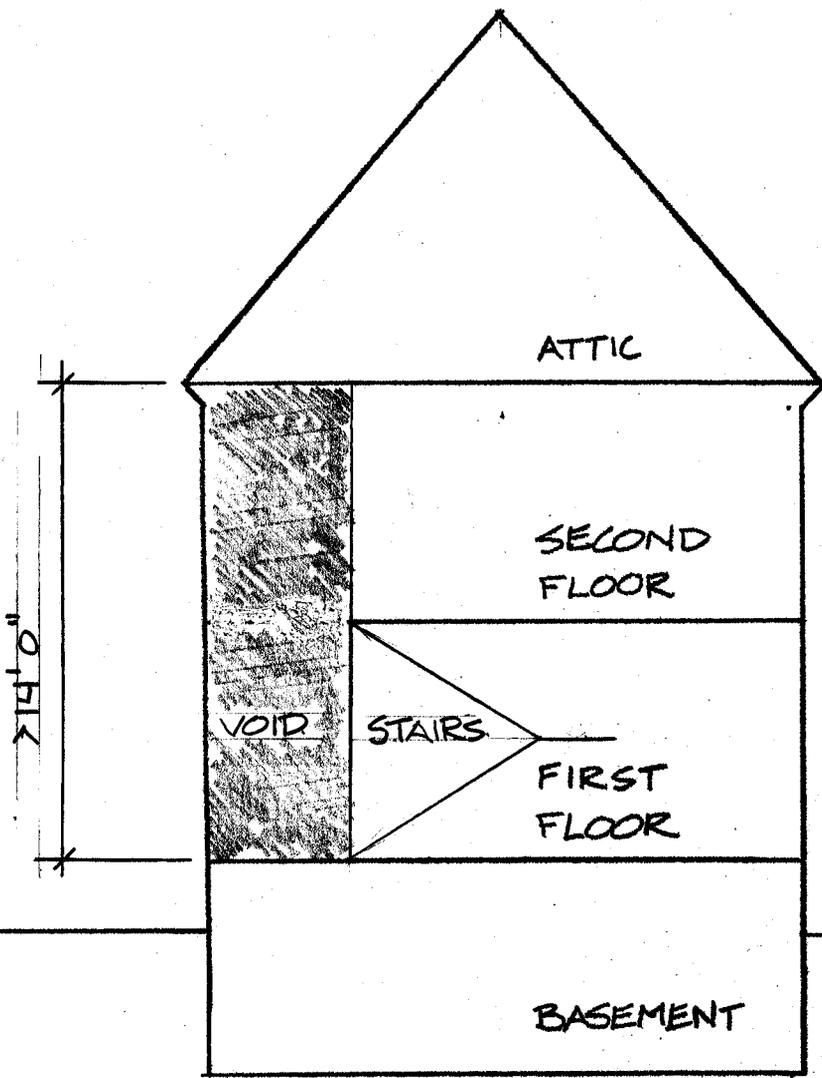


FIGURE 3: INTERNAL VOID

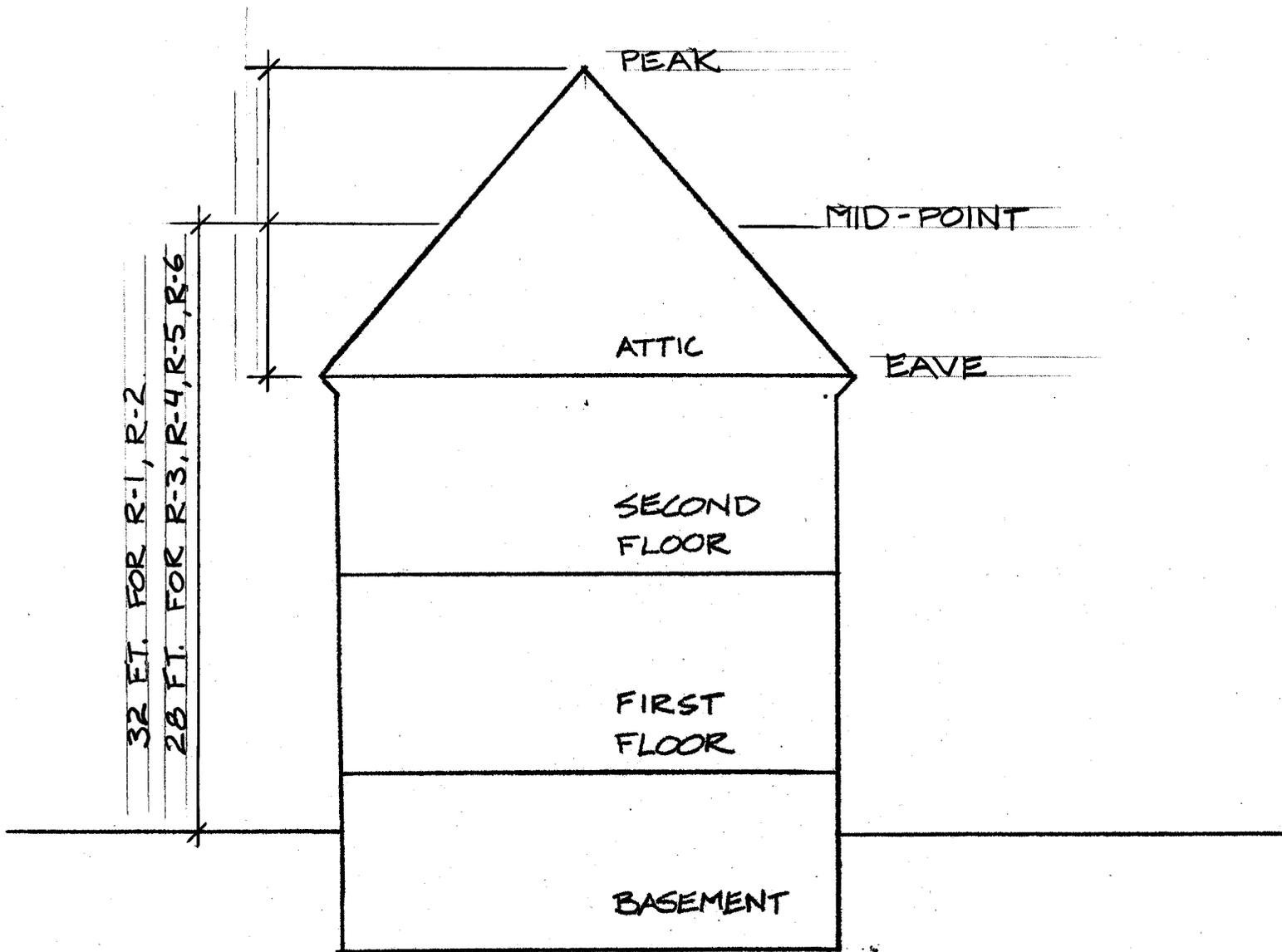


FIGURE 4: ROOF HEIGHT

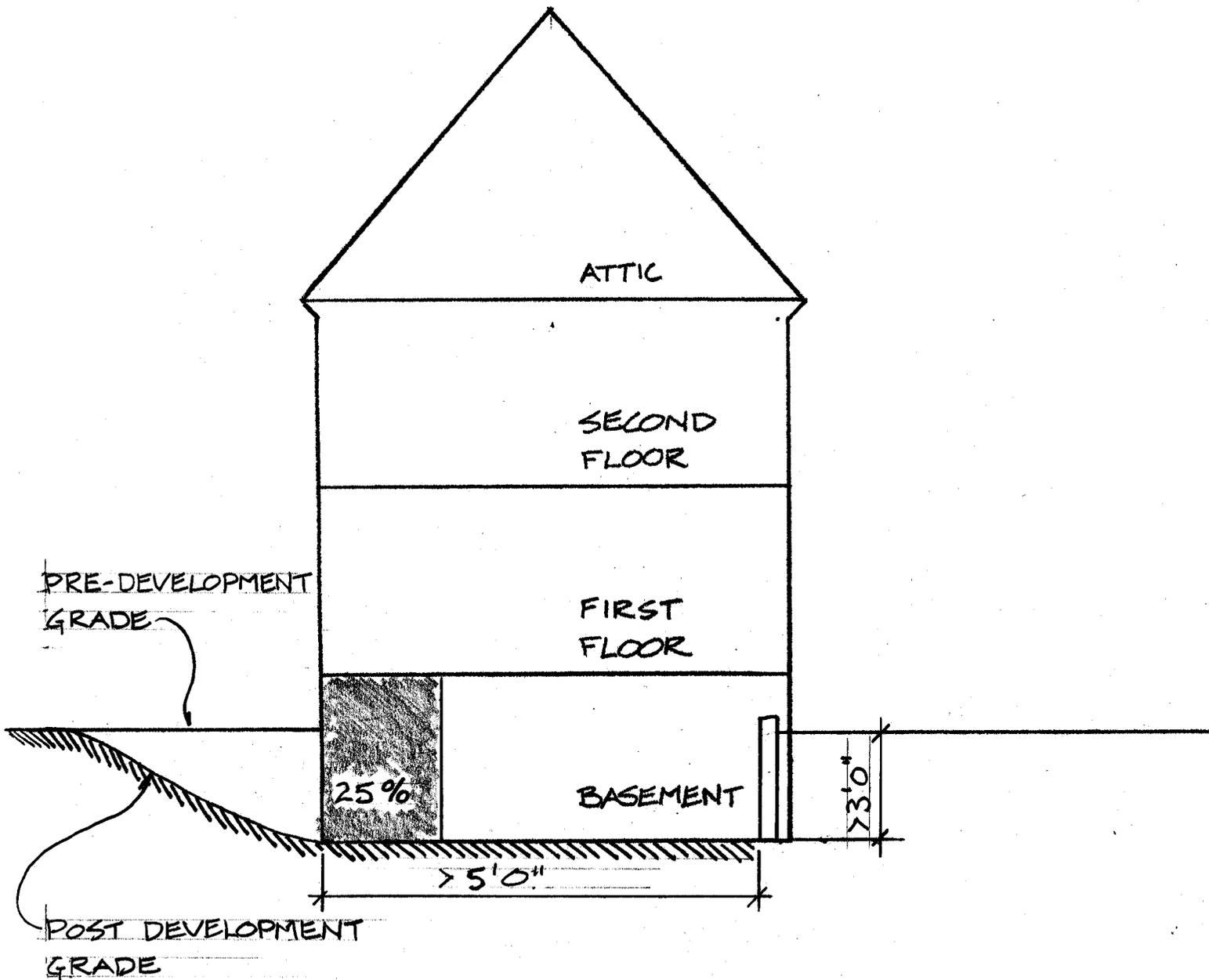


FIGURE 5: GRADE MANIPULATION

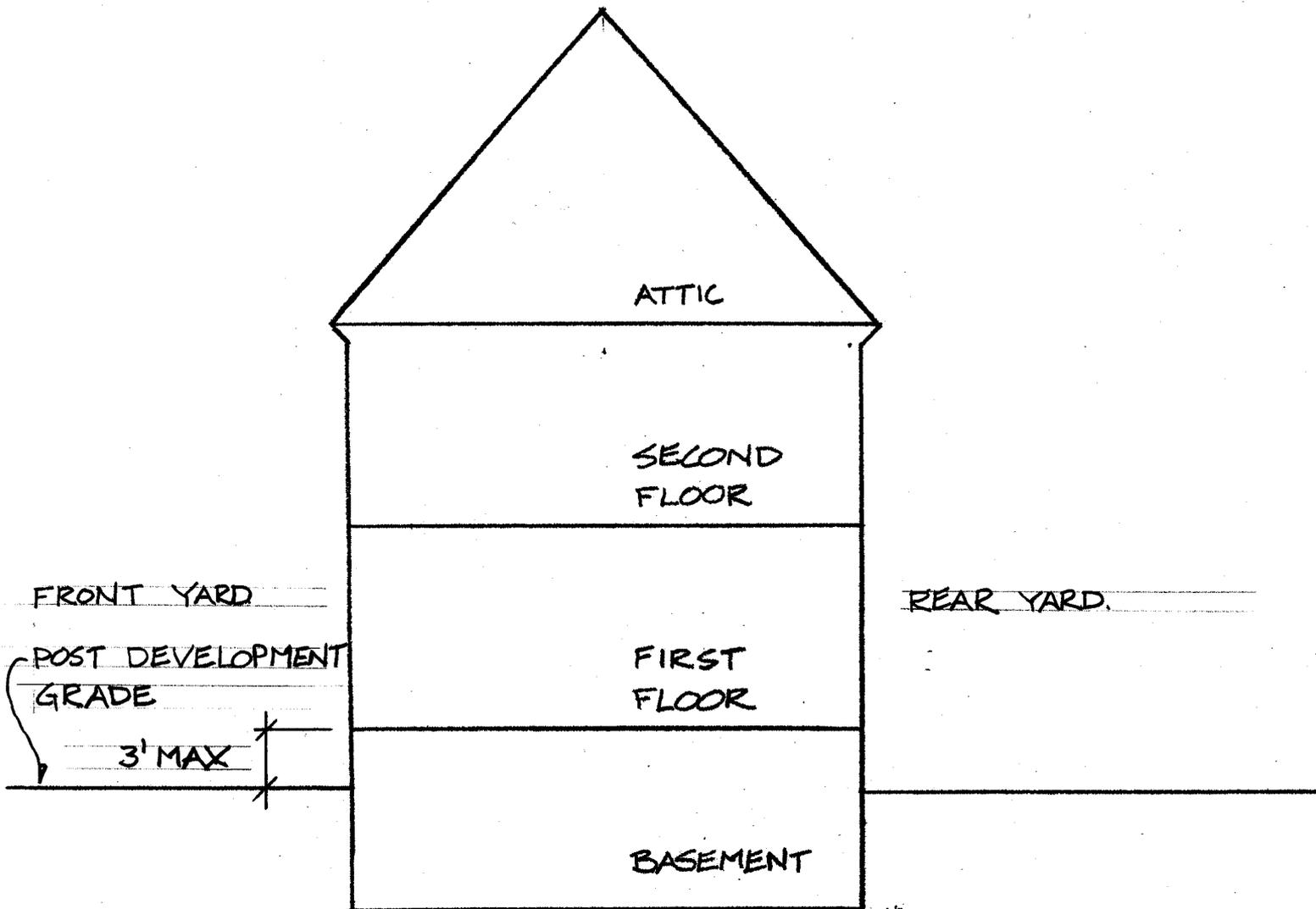


FIGURE 6: FIRST FLOOR ELEVATIONS.

BOARD OF ARCHITECTURAL REVIEW CASES, 2000

EXISTING REGULATIONS																				PROPOSED REGULATIONS											
										Oversized Lot Regulations			Floor Area Regulations				Height														
										Prop. Area/		Max Floor		Max		Attic		Void		Unenclosed		Basement		Floor Area		Remaining		Building		First Floor	
										Min. Lot		Area Under		Floor Area		Attic		Space		Porch		Floor Area		Prop. Regs		Potential		Height		Elevation	
No.	District	FAR	Lot Size	Lot Size	Floor Area	Floor Area	Variance	Area Ratio	Prop. Regs	Reduction	Floor Area	Space	Porch	Floor Area	Prop. Regs	Potential	Height	Elevation													
1	R-1	0.15	43,560	57,004	8,551	3,150	No	1.3	8,551	0	0	0	0	0	0	5,401	26	2													
2	R-1	0.15	43,560	43,590	6,539	5,000	No	1.0	6,539	0	280	0	0	0	-280	1,259	24	2													
3	R-1	0.15	43,560	37,026	5,554	4,200	No	0.9	5,554	0	250	0	300	0	50	1,404	21	N/A													
4	R-1	0.15	43,560	84,370	12,656	9,742	No	1.9	11,228	-1,428	377	18	408	0	13	1,499	29	1.5													
5	R-1	0.15	43,560	62,726	9,409	7,345	No	1.4	9,409	0	0	105	0	0	-105	1,959	24	1.5													
6	R-1	0.15	43,560	217,800	32,670	12,000	No	5.0	17,968	-14,702	700	0	0	0	-700	5,268	27	2.5													
7	R-1	0.15	43,560	45,520	6,828	3,488	No	1.0	6,828	0	365	0	208	0	-157	3,183	17	2													
8	R-1	0.15	43,560	64,469	9,670	8,897	No	1.5	9,670	0	420	0	0	0	-420	353	30.5	2.5													
9	R-1	0.15	43,560	45,000	6,750	3,734	No	1.0	6,750	0	288	0	0	0	-288	2,728	25	9													
10	R-1	0.15	43,560	31,840	6,534	5,600	No	0.7	6,534	0	363	0	40	0	-323	611	24	1													
11	R-2	0.20	21,780	23,100	4,620	3,571	No	1.1	4,620	0	350	84	280	0	-154	895	28	3													
12	R-2	0.20	21,780	22,743	4,549	4,300	No	1.0	4,549	0	0	0	345	0	345	594	21	2													
13	R-2	0.20	21,780	22,000	4,400	3,600	No	1.0	4,400	0	0	84	0	0	-84	716	17	2													
14	R-2	0.20	21,780	22,084	4,417	4,396	No	1.0	4,417	0	0	187	0	0	-187	-166	24.5	2.5													
15	R-2	0.20	21,780	20,952	4,190	4,942	Yes - FAR	1.0	4,190	0	0	0	61	0	61	-691	26	2.5													
16	R-2	0.20	21,780	16,378	4,356	3,075	Yes - Side	0.8	4,356	0	0	0	0	0	0	1,281	14.5	2													
17	R-2	0.20	21,780	23,958	4,792	4,740	No	1.1	4,792	0	331	31	198	0	-164	-112	26.5	2													
18	R-2	0.20	21,780	36,155	7,231	3,145	No	1.7	6,883	-348	0	0	0	0	0	3,738	27	3.5													
19	R-2	0.20	21,780	24,325	4,865	3,918	No	1.1	4,865	0	250	10	50	0	-210	737	26	2													
20	R-3	0.25	14,520	23,035	4,972	4,800	Yes - FAR, Front	1.6	4,972	0	270	48	0	0	-318	-146	32	1													
21	R-3	0.25	14,520	17,156	4,289	4,210	No	1.2	4,289	0	0	0	220	0	220	299	19	2													
22	R-3	0.25	14,520	11,250	3,630	3,802	Yes - FAR	0.8	3,630	0	0	0	0	0	0	-172	25	2													
23	R-3	0.25	14,520	13,664	3,630	3,940	Yes - FAR	0.9	3,630	0	126	0	0	0	-126	-436	24	3													
24	R-3	0.25	14,520	9,000	3,150	3,582	Yes - FAR, Rear	0.6	3,150	0	110	280	0	0	-390	-822	27	1													
25	R-3	0.25	14,520	23,086	5,772	2,844	No	1.6	5,608	-164	190	0	0	0	-190	2,574	26.5	1.5													
26	R-3	0.25	14,520	14,380	3,630	3,594	No	1.0	3,630	0	424	69	0	0	-493	-457	25.5	5													
27	R-3	0.25	14,520	14,157	3,630	3,525	No	1.0	3,630	0	0	120	64	447	-503	-398	27.5	4.5													
28	R-3	0.25	14,520	10,089	3,531	3,531	No	0.7	3,531	0	0	0	54	0	54	54	23	3													
29	R-3	0.25	14,520	16,920	4,230	2,880	Yes - Front	1.2	4,230	0	0	0	72	0	72	1,422	25	3.5													
30	R-3	0.25	14,520	15,681	3,920	2,662	No	1.1	3,920	0	0	0	88	0	88	1,346	16	1.5													
31	R-3	0.25	14,520	69,388	17,347	6,660	No	4.8	9,328	-8,019	0	0	308	0	308	2,976	33	3													
32	R-4	0.30	10,000	23,144	6,943	3,690	No	2.3	6,960	0	336	32	0	0	-368	2,902	30	3													
33	R-4	0.30	10,000	11,418	3,425	3,425	No	1.1	3,425	0	388	30	273	0	-145	-145	26.5	3.5													
34	R-4	0.30	10,000	10,078	3,023	3,023	No	1.0	3,023	0	152	26	105	0	-73	-73	27	4													
35	R-4	0.30	10,000	15,500	4,650	4,330	No	1.6	4,575	-75	280	0	40	0	-240	5	22.5	1													
36	R-4	0.30	10,000	29,585	8,876	5,094	No	3.0	6,344	-2,532	0	50	192	0	142	1,392	28	2													
37	R-5	0.35	7,500	10,500	3,675	4,158	Yes - FAR, Rear	1.4	3,675	0	330	0	0	0	-330	-813	28.5	2													
38	R-5	0.35	7,500	8,250	2,888	2,408	No	1.1	2,888	0	0	0	0	0	0	480	25	3													
39	R-5	0.35	7,500	9,289	3,251	3,068	No	1.2	3,251	0	81	22	280	0	177	360	28.5	4													
40	R-5	0.35	7,500	19,472	6,815	3,310	No	2.6	5,313	-1,502	0	0	0	0	0	2,003	12	2													
41	R-5	0.35	7,500	8,400	2,940	2,030	No	1.1	2,940	0	0	0	162	0	162	1,072	13	4													
42	R-5	0.35	7,500	18,561	6,496	4,701	No	2.5	5,233	-1,263	0	54	56	0	2	534	25	2													
43	R-5	0.35	7,500	9,266	3,243	2,810	No	1.2	3,243	0	135	0	36	0	-99	334	23.5	1.5													
44	R-5	0.35	7,500	8,184	2,864	2,782	Yes - Rear	1.1	2,864	0	0	0	0	0	0	82	23	3													
45	R-5	0.35	7,500	6,250	2,625	1,627	No	0.8	2,625	0	0	0	96	0	96	1,094	23	2													
46	R-5	0.35	7,500	12,500	4,375	4,525	Yes - FAR, Front	1.7	4,156	-219	184	0	0	0	-184	-553	23	1.5													
47	R-5	0.35	7,500	12,546	4,391	4,300	No	1.7	4,164	-227	0	0	288	367	-79	-215	26	1.5													
48	R-5	0.35	7,500	5,000	2,250	2,850	No	0.7	2,250	0	0	0	28	0	28	-572	23	1													
49	R-5	0.35	7,500	11,250	3,938	2,970	No	1.5	3,938	0	0	0	0	0	0	968	24	9													
50	R-5	0.35	7,500	7,200	2,625	2,430	No	1.0	2,625	0	0	36	0	0	-36	159	25	3													
51	R-5	0.35	7,500	9,019	3,157	2,725	No	1.2	3,157	0	200	0	140	0	-60	372	25	3													
52	R-5	0.35	7,500	15,000	5,250	4,040	No	2.0	4,594	-656	224	20	74	0	-170	384	24.5	2													
53	R-5	0.35	7,500	9,266	3,243	2,810	No	1.2	3,243	0	140	0	33	0	-107	326	12	1.5													
54	R-5	0.35	7,500	40,360	14,126	7,500	No	5.4	7,140	-6,986	0	0	50	0	50	3,430	27	4													
55	R-5	0.35	7,500	16,365	5,728	2,400	No	2.2	4,832	-896	0	0	0	0	0	2,432	26	N/A													
56	RA-3	0.50	5,000	11,250	5,625	3,098	No	2.3	5,625	0	195	0	216	0	21	2,548	26.5	2.5													
57	B-1	0.50	5,000	4,006	2,003	1,883	No	0.8	2,003	0	126	0	0	0	-126	-6	25.5	2													