

FAR Comparison Matrix						
Distance From a Sensitive Receptor	Proposed FAR Value	Number of Vacant Lots	Total Vacant Area (SQFT)	Existing Cumulative Building Potential (SQFT)	Proposed Allowable Max FAR (SQFT)	Change
Total Vacant Lots ≥ 4 Acres		36	13,160,517	19,740,776	12,728,226	-36%
< 200 Ft	0.25	17	7,487,402	11,231,103	1,871,851	-83%
200 - 800 Ft	0.35	7	2,007,201	3,010,802	702,520	-77%
800 - 1,500 Ft	0.75	7	1,691,402	2,537,103	1,268,552	-50%
≥1500 Ft	1.5	5	1,974,512	2,961,768	No Change	-
Total Vacant Lots ≥ 2 Acres & <4 Acres		39	4,829,202	7,243,803	3,147,795	-57%
< 200 Ft	0.35	18	2,205,552	3,308,328	771,943	-77%
200 - 800 Ft	0.5	11	1,411,651	2,117,477	705,826	-67%
800 - 1,500 Ft	1	9	1,081,134	1,621,701	1,081,134	-33%
≥1500 Ft	1.5	1	130,865	196,298	No Change	-
Total Vacant Lots <2 Acres		293	6,773,070	10,159,605	5,642,432	-44%
< 200 Ft	0.5	114	3,142,999	4,714,499	1,571,500	-67%
200 - 800 Ft	0.75	102	1,832,232	2,748,348	1,374,174	-50%
800 - 1,500 Ft	1.5	54	1,092,346	1,638,519	No Change	-
≥1500 Ft	1.5	23	705,493	1,058,240	No Change	-

SUMMARY	
Total vacant sites	368
Total Existing Potential Buildout (SF)	37,144,184
Total Proposed Potential Buildout (SF)	21,518,454
% Change	-42%