

The following table provides data of the potentially eligible lots in the RM32 district in the Oread neighborhood that could employ the .5 parking space standard. See [map](#).

	Number	% of Total Development Parcels in RM32 District in Oread
Total Development Parcels in RM32 Dist. in Oread Neighborhood	443	100% of parcels
Current Total No. of Congregate Living Structures in Oread (site planned or nonconforming)	25	5.6%
Lots ≤ 8,775 sq. ft.	355	80%
Structures ≥ 3,500 sq. ft. including basement	89	20%
Structures ≥ 3,500 sq. ft. excluding basement	13	3%
Lots that meet both criteria to use the reduced parking standard under existing interpretation of including the basement (.5 spaces per bedroom)	89	20%

1. Avg structure size in RM32 in Oread excluding basement is 2,171 square feet.
2. Including basement is 3,104.
3. Avg structure size for site planned or nonconforming boarding houses is 3,365.
4. Of the 89 parcels eligible to receive the .5 parking standard under the interpretation to include basements, 6 are site planned for the Congregate Living use, leaving 83 parcels eligible to receive the .5 parking standard.
5. Of the parcels eligible to receive the .5 parking standard if the code were interpreted to exclude basements, 3 are site planned for the Congregate Living use, leaving 10 parcels eligible to receive the .5 parking standard.
6. Average structure size with basement on the 89 parcels meeting both criteria is 4,153 s.f.
7. Average structure size without basement on the 13 parcels meeting both criteria is 3,963 s.f.

The data can be summarized by noting that a net gain of 83 new Congregate Living Structures are possible under staff's current interpretation of the new code language. This is 19% of the development parcels in the RM32 zoned district of the Oread Neighborhood. If the interpretation is revised to exclude basements, the potential net gain would drop to 10 or 2.3%.