

**COMPARISON OF PERMITTED HOUSE SIZE
BY ALTERNATIVE
(square feet)**

Alternative	Parcel Size in Square Feet				Parcel Size in Acres				
	5,000	10,000	15,000	20,000	1	5	40	80	160
Density Credit	5,000	5,000	5,000	5,000	5,000	5,000	5,000	10,000	20,000
Parcel Size	2,500	3,000	3,052	3,100	3,326	5,000	19,635	36,362	69,816
Parcel Size with Cap	2,500	3,000	3,052	3,100	3,326	5,000	5,000	5,000	5,000
Floor Area Ratio	2,500	5,000	7,500	10,000	21,780	No Limit	No Limit	No Limit	No Limit
Floor Area Ratio with Cap	2,500	5,000	7,500	10,000	10,000	10,000	10,000	10,000	10,000

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(2/26/03)



Rural House Size Regs. Through 2010

Types of Limitations for Determining House Size

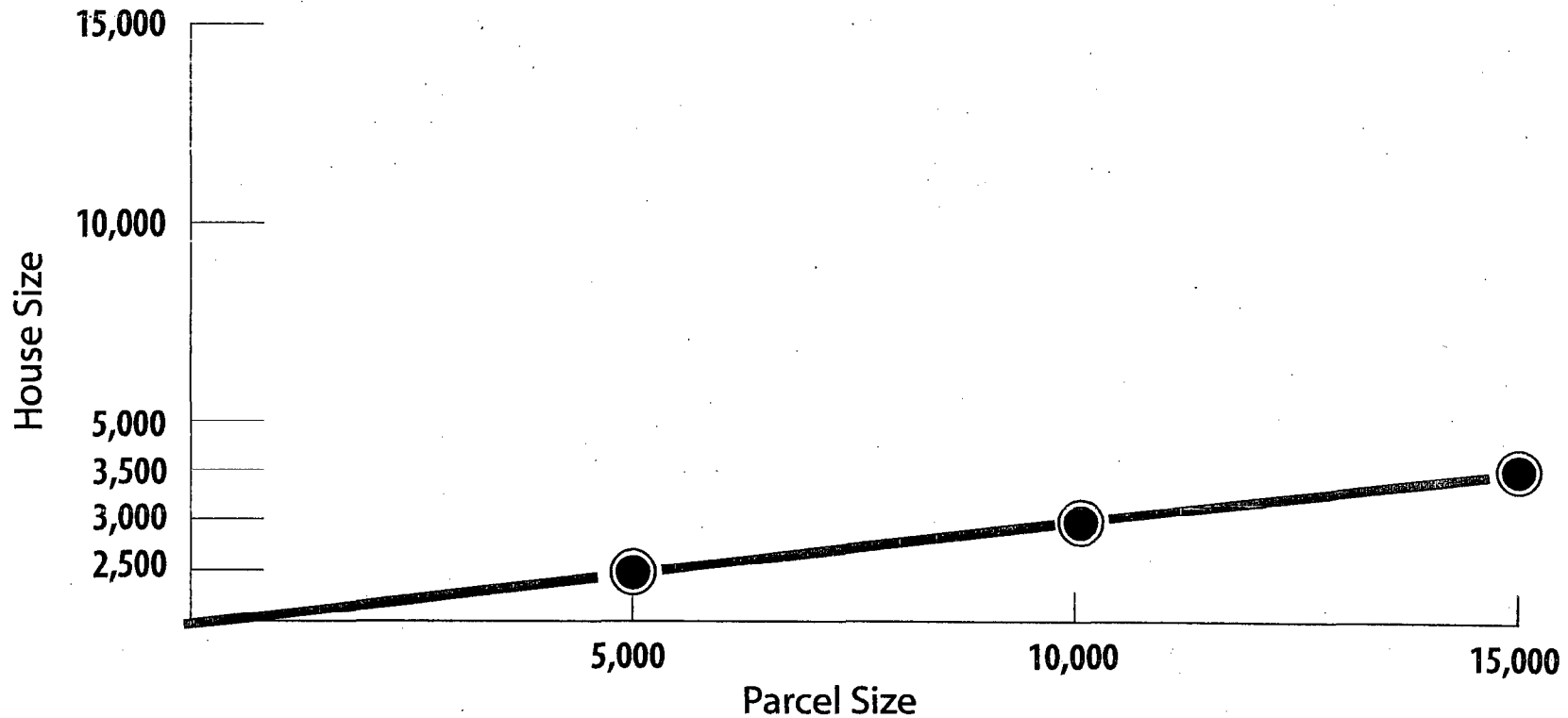
	Parcel Size	Number of Density Credits	Floor Area Ratio
House Size Cap	X		X
Building Height Limitation	X	X	X
Architectural Standards	X	X	X
Scenic Corridor Limitations		X	

Rural House Size Regulations

Parcel Size Methodology

Size of House Determined by Parcel Size

$$\text{House Size} = .1 (\text{parcel size}) + 2000 \text{ sq. ft.}$$

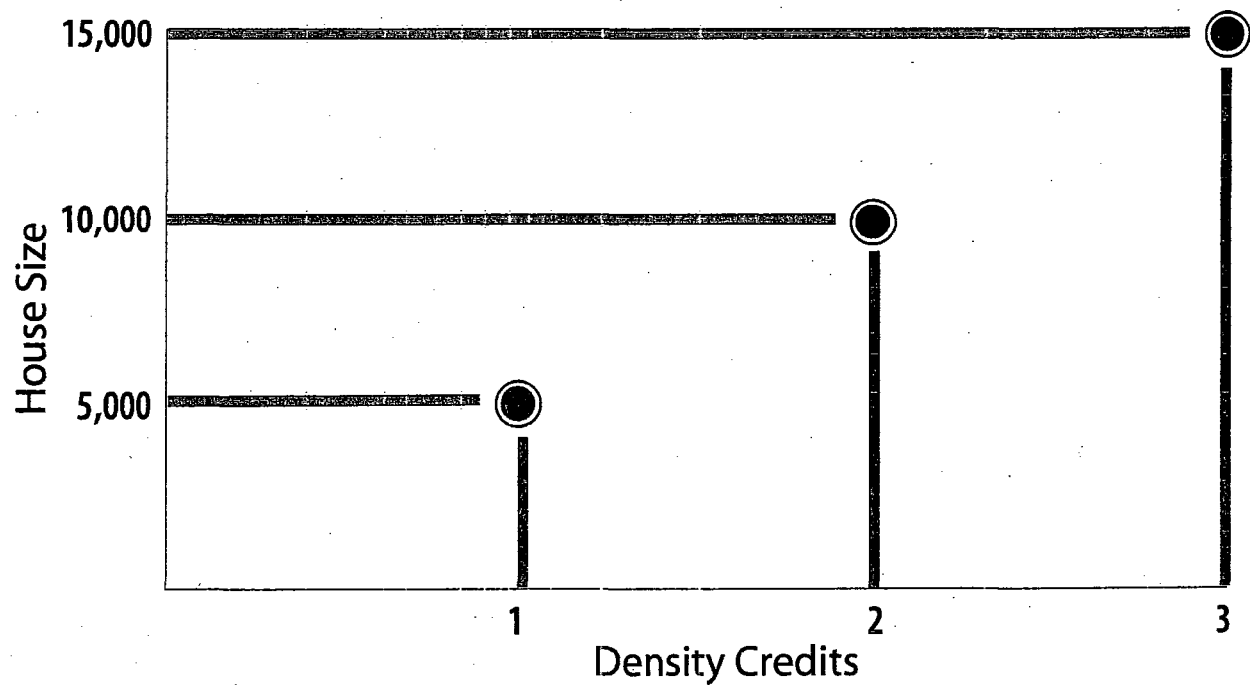


Rural House Size Regulations

Density Credits Methodology

Size of House Determined by Number of Density Credits on Parcel

House Size = 5000 sq. ft. per density credit



Number of Density Credits Generated by Parcel Size

Parcel Size	Density Credits
0 - 40 acres	1
40 - 160 acres	1 - 4
160 - 320 acres	2 - 8



Central Illinois River Agency

Floor Area Ratio (FAR) Methodology

Size of House Determined by a Ratio of House Size to Parcel Size

House Size = Floor Area Ratio of 50% (.5) of Parcel Size

