

RESIDENTIAL DENSITY CALCULATION

Proposed Amendment to Section 10.708

10.708 Residential Density

The minimum and maximum number of dwelling units permitted shall be determined by multiplying the project's gross acreage, less non-development areas (NDAs), by the zoning district minimum and maximum density factor, consistent with A, B, and C below.

A. Definitions.

When used in this Chapter in reference to residential density calculations, the following terms shall have the meaning as herein ascribed:

- (1) **Dwelling Unit (DU).** The number of dwelling units permitted. Minimum density is rounded to the nearest whole number (up for numbers greater than 0.5, and down for numbers less than 0.5). Maximum density is rounded down to the nearest whole number.
- (2) **Gross Area (GA).** The total area of all lots within a project's boundaries. If the project is adjacent to an existing public street, the boundaries of the project shall be extended to the centerline of the right-of-way, and that area within the right-of-way included in the gross area, as illustrated in §10.012.
- (3) **Non-Development Areas (NDAs):** Those areas that may be removed from the density calculation, at the discretion of the developer.
 - (a) **Reserve Acreage.** That portion of the project site which is not intended to be a part of the development, and can be separately developed at a later time.
 - (b) **Natural Unbuildable Areas.** Those natural areas unsuitable for building [i.e. wetlands, slopes over 30%, and creeks (from top-of-bank to top-of-bank)]. Does not include man-made non-buildable areas such as setbacks.
 - (c) **Oversize Residential Lots.** Lots with an existing house and yard, that exceed the maximum lot area allowed in Section 10.702(3)(a).
- (4) **Minimum Density Factor (min df).** Minimum number of dwelling units per acre allowed for the zoning district, as defined in §10.710-10.713.
- (5) **Maximum Density Factor (max df).** Maximum number of dwelling units per acre allowed for the zoning district, as defined in §10.710-10.713.

B. Calculations.

The minimum and maximum number of dwelling units permitted shall be determined by multiplying the project's gross area, less NDAs, at the option of the developer, by the zoning district minimum and maximum density factor.

(1) Examples:

- a. **Minimum Density Calculation.** The project site lies within an SFR-4 zoning district, and contains six gross acres. The developer intends to retain two acres of reserve acreage. The minimum number of dwelling units and/or lots permitted is calculated as follows:

Minimum Density
Minimum # Permitted DU = $(6 - 2) \times 2.5$
Minimum # Permitted DU = 10

- a. Maximum Density Calculation.** The project site contains six acres of land within the SFR-4 district. The developer intends to retain two acres of reserved acreage. The maximum number of dwelling units and/or lots permitted is calculated as follows:

Maximum Density
Maximum # Permitted DU = $(6 - 2) \times 4$
Maximum # Permitted DU = 16

C. General Exceptions to Residential Density Calculations.

- (1) **Multiple-family dwelling units in commercial zoning districts, except Neighborhood Commercial (C-N).** The minimum and maximum number of dwelling units per acre shall be the same as the MFR-30 zoning district.
- (2) **Mixed-use buildings.** For mixed use buildings, as defined herein, in commercial zoning districts, save for C-N, there shall be no minimum or maximum number of dwelling units required. In the C-N zoning district, dwelling units must be located in a mixed-use building and conform to 10.837(3).
- (3) **Congregate Living Facilities.** For units in a congregate living facility that do not contain full kitchen or cooking facilities, each unit may be counted as 0.7 of a dwelling unit for purposes of calculating density. The living unit shall be counted as a full dwelling unit for purposes of calculating the parking requirement.
- (4) **Parcels under one (1) gross acre.** For parcels under one gross acre in size, the minimum density may be reduced by one unit, at the developers option, without applying for an Exception.