

Department of Planning and Zoning

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TO: Planning Commission
FROM: Scott Gustin
DATE: July 14, 2018
RE: Density and Intensity of Development Calculations

Following prior review by the Ordinance Committee and the Planning Commission, the Ordinance Committee wrapped up review of the pending amendment to Sec. 5.2.7 at its April 5, 2018 meeting. The Committee confirmed the existing rounding provision will remain and may be clarified by way of zoning administrative interpretation. The Committee also elected to leave the density calculation formula as written but requested clarification of the math and also recommended that the language in Sec. 5.2.7 be revamped to refer to defined CDO terms such as “lots” rather than the undefined term “development site.”

A change to subsection 2 has also been recommended. Subsection 2 simply limits development intensity of nonresidential building uses. Presently, it is aimed at two things: 1) nonresidential uses and 2) nonresidential space in residential buildings. The former provision sees occasional use and serves its intended purpose to limit nonresidential building intensity. The latter provision is unnecessary. It has the effect of limiting space for common areas such as hallways and stairwells in multi-family residential buildings. Little is gained by way of this provision, and it serves to effectively reduce the permissible number of dwelling units per acre for multi-family residences. Deletion is recommended.

Deleted language is ~~crossed out~~ and new language is underlined in red.

Sec. 5.2.7 Density and Intensity of Development Calculations

(a) Dwelling Units per Acre:

In accordance with the district-specific provisions of Article 4, the calculation of ~~development intensity~~ density shall be measured as follows in such cases where the ~~intensity of development~~ density is measured on a dwelling unit per acre basis:

1. Density Calculation: The total number of dwelling units provided on a ~~development site~~ lot or lots, or portion of the ~~site~~ lot(s) where split by a zoning district boundary, shall be divided by the ~~gross~~ net site area of the lot(s) expressed in acres calculated to the nearest fractional tenth (i.e. to a single decimal point). The net area of the lot(s) shall account for buildable area where applicable (see Sec. 5.2.4). In calculating the number of ~~residential~~ dwelling units permitted, fractional units of less than five-tenths (0.5) shall be rounded down to the nearest whole number and fractional units of five-tenths (0.5) or greater shall be rounded up to the nearest whole number. Any rounding of fractional units shall be limited to a single final calculation ~~for any development~~.
2. Density Equivalent, Nonresidential Uses: For purposes of density calculations, each one thousand, five hundred (1,500) square feet of nonresidential gross floor area ~~not~~

~~contained within a dwelling unit or within common hallways, stairwells and elevator shafts serving said dwelling units shall be counted as one dwelling unit.~~

(b) Floor Area Ratio:

As written.