



# ARTICLE 6. **DENSITY**

[ FORM - FRONTAGE - STANDARDS ] [ USE - **DENSITY** ]

Part 6A. **Introduction**

Part 6B. **Density Districts**

Part 6C. **Density Rules**

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# PART 6A. INTRODUCTION

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## DIV. 6A.1. INTRODUCTION

### SEC. 6A.1.1. PURPOSE

The purpose of this Article is to establish the Density District, a mechanism that regulates the number of dwelling units and guest rooms permitted on any lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

### SEC. 6A.1.2. DENSITY APPLICABILITY

#### A. General Project Applicability

All projects filed after the effective date of this Zoning Code shall comply with the Density Standards in this Article, as further specified below.

##### 1. Project Activities

- a. Density district standards apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the Density District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in Part 6C (Density Rules). Project applicability may also be modified by Article 12 (Nonconformities). Where a Division of the Density District rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.

DENSITY DISTRICT RULES	PROJECT ACTIVITIES									
	Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Ordinary Maintenance and Repair
Div. 6C.1 <b>Maximum Density</b>	●	●	●	○	○	●	●	●	●	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

##### 2. General Nonconformity

No project activity may decrease the conformance with any Density standards in Article 6 for a nonconforming use unless otherwise specified by Div. 12.7. (Nonconforming Density). For example, a major renovation shall meet the Density District maximum density, even where nonconforming density exists in the current building.

### SEC. 6A.1.3. **RELATIONSHIP TO ZONE**

A zone is comprised of the following districts, as established in Sec. 1.4.2. (Zoning Map):



The Density District is a separate and independent component of each zone.

### SEC. 6A.1.4. **RELATIONSHIP TO USE DISTRICTS**

- A. When dwelling units and guest rooms are permitted by a zone's Use District in *Part 5B*. (Use Districts), the Density Districts in this Article establish limits on the number of dwelling units and guest rooms. While maximum density is set by the Density Districts, minimum density may be set by Use District.
- B. Some use districts in *Part 5B*. (Use Districts) may establish additional requirements on dwelling units or guest rooms in addition to those in this Article.

### SEC. 6A.1.5. **RELATIONSHIP TO PUBLIC BENEFIT SYSTEMS**

Affordable housing incentive programs, outlined in *Article 9* (Public Benefit Systems), offer a variety of methods to obtain additional density (in excess of those limits established in this Article) in exchange for different affordability levels and types of affordable housing.

### SEC. 6A.1.6. **RELATIONSHIP TO FORM DISTRICTS**

Form Districts do not directly limit density, but do establish provision which may result in physical constraints that could potentially impact the number of dwelling units or guest rooms that can be accommodated on a lot.

## SEC. 6A.1.7. **HOW TO USE THIS ARTICLE**

### A. **Identify the Density District**

The fifth component in a zone string identifies the Density District for a property.

### B. **Density District Standards**

Density Districts standards are located in *Part 6B* (Density Districts). Each Density District identifies the standards specific to that Density District.

### C. **Interpreting Density District Standards**

Each standard in a Density District in *Part 6B* (Density Districts) provides a reference to *Part 6C* (Density Rules) where the standard is explained in detail.

# PART 6B. DENSITY DISTRICTS

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## DIV. 6B.1. **MAXIMUM DENSITY**

Every Density District has a corresponding maximum density. The maximum density either limits the number of dwelling units and guest rooms allowed based on lot area or indicates a flat limit on the number of dwelling units allowed per lot.

### SEC. 6B.1.1. **LOT-BASED DISTRICTS**

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited to the ratios established in the table below.

<b>LOT-BASED DISTRICTS</b>	
Density District	Dwelling Units Per Lot (max) <i>Sec. 6C.1.1.</i>
<b>1L</b>	1
<b>2L</b>	2
<b>3L</b>	3
<b>4L</b>	4

**SEC. 6B.1.2. LOT AREA-BASED DISTRICTS**

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 30, 40, 50, 60, and N Density Districts, the maximum density of dwelling units and guest rooms permitted on a lot is determined using the table below. A lot may contain any combination of dwelling units and guest rooms.

<b>LOT AREA-BASED DISTRICTS</b>		
Density District	Lot Area per Dwelling Unit (min sq-ft) <i>Sec. 6C.1.2.</i>	Lot Area per Guest Room (min sq-ft) <i>Sec. 6C.1.3.</i>
<b>FA</b>	Limited by Floor Area	Limited by Floor Area
<b>2</b>	200	Limited by Floor Area
<b>3</b>	300	150
<b>4</b>	400	200
<b>6</b>	600	300
<b>8</b>	800	400
<b>10</b>	1000	500
<b>12</b>	1200	600
<b>15</b>	1500	750
<b>20</b>	2000	1000
<b>30</b>	3000	1500
<b>40</b>	4000	2000
<b>50</b>	5000	2500
<b>60</b>	6000	3000
<b>N</b>	Not Permitted	Not Permitted

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# PART 6C. DENSITY STANDARDS

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## DIV. 6C.1. MAXIMUM DENSITY

### SEC. 6C.1.1. DWELLING UNITS PER LOT

The maximum number of dwelling units allowed on a lot.

#### A. Intent

The intent of regulating the number of dwelling units based on a fixed number per lot is to provide a method to establish a specific maximum number of dwelling units regardless of lot area.

#### B. Applicability

Dwelling Units per Lot applies to any project that includes dwelling units and is constructed in a Lot-Based District.

#### C. Standards

1. Regardless of lot area, the number of dwelling units in the 1L, 2L, 3L and 4L Density Districts is limited to the maximums outlined in Sec. 6B.1.1. (Lot-Based Districts).
2. Where a lot is large enough to be subdivided following the applicable Form District lot area standards and the subdivision requirements in Article 11 (Division of Land), each new lot is entitled to the maximum dwelling units per lot.
3. Guest rooms are not permitted on properties zoned with Lot-Based Districts.

#### D. Measurement

1. Dwelling Units per Lot is measured as the cumulative number of dwelling units on a lot as defined in Sec. 14.1.11. (Lot).

#### E. Exceptions

Accessory dwelling units, compliant with Sec. 5C.9.1. (Accessory Dwelling Units) and Sec. 9.4.7. (Accessory Dwelling Units), are exempt from the density limit for lots having one or more dwelling units.

#### F. Relief

1. An increase in the maximum dwelling units per lot may be requested as a variance pursuant to Sec. 13B.5.3. (Variance).

## SEC. 6C.1.2. LOT AREA PER DWELLING UNIT

The maximum number of dwelling units allowed on a lot based on lot area.

### A. Intent

The intent of regulating the number of dwelling units based on a lot area is to provide a method that ensures there is a specified ratio of dwelling units in relation to the size of a lot.

### B. Applicability

Lot Area per Dwelling Units applies to any project that includes dwelling units in a Lot Area-Based Density District.

### C. Standards

The number of dwelling units on a lot shall not exceed the maximum established by the applicable Density District in Sec. 6B.1.2. (Lot Area-Based Districts).

### D. Measurement

1. The maximum number of dwelling units is calculated by dividing the lot area by the Dwelling Units per Lot Area (min sq-ft) value as outlined in Sec. 6B.1.2. (Lot Area-Based Districts), and can be provided in conjunction with any guest rooms if permitted on a lot as calculated in Sec. 6C.1.3. (Lot Area per Guest Room).
2. Lot area is counted only once - for either dwelling units or guest rooms.
3. Fractions of units do not count toward an additional dwelling unit or guest room, except as permitted in *Article 9* (Public Benefit Programs).
4. When density is designated as "Limited by Floor Area", there is no maximum density. Dwelling units are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in Chapter 9 (Building Regulations) of this Code.
5. When density is designated as "Not Permitted", dwelling units or guest rooms are not permitted.

### E. Exceptions

Accessory dwelling units, compliant with Sec. 5C.9.1. (Accessory Dwelling Units) and Sec. 9.4.7. (Accessory Dwelling Units), are exempt from the density limit for lots having one or more dwelling units.

### F. Relief

An decrease in the minimum lot area per dwelling unit may be requested as a variance pursuant to Sec. 13B.5.3. (Variance).

### SEC. 6C.1.3. **LOT AREA PER GUEST ROOM**

The maximum number of guest rooms allowed on a lot based on lot area.

#### A. **Intent**

The intent of regulating the number of dwelling units based on lot area is to provide a method that ensures there is a specified ratio of guest rooms in relation to the size of a lot.

#### B. **Applicability**

Lot Area per Guest Room applies to any project that includes guest rooms in a Lot Area-Based Density District.

#### C. **Standards**

The number of guest rooms on a lot shall not exceed the maximum established by the applicable Density District in Sec. 6B.1.2. (Lot Area-Based Districts).

#### D. **Measurement**

1. The maximum number of guest rooms is calculated by dividing the lot area by the Guest Rooms per Lot Area (min sq-ft) value as outlined in Sec. 6B.1.2. (Lot Area-Based Districts), and can be provided in conjunction with any dwelling units if permitted on a lot as calculated in Sec. 6C.1.2. (Lot Area per Dwelling Unit).
2. Lot area is counted only once - for either dwelling units or guest rooms.
3. Fractions of units do not count toward an additional dwelling unit or guest room, except as permitted in *Article 9* (Public Benefit Programs).
4. When density is designated as "Limited by Floor Area", there is no maximum density. Guest rooms are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in Chapter 9 (Building Regulations) of this Code.
5. When density is designated as "Not Permitted", dwelling units or guest rooms are not permitted.

#### E. **Exceptions**

Accessory dwelling units, compliant with Sec. 5C.9.1. (Accessory Dwelling Units) and Sec. 9.4.7. (Accessory Dwelling Units), are exempt from the density limit for lots having one or more dwelling units.

#### F. **Relief**

An decrease in the minimum lot area per guest room may be requested as a variance pursuant to Sec. 13B.5.3. (Variance).