

# ARTICLE 6. **DENSITY**

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

Part 6A. **Introduction**

Part 6B. **Density Districts**

Part 6C. **Density Rules**

# CONTENTS

<b>Part 6A. Introduction . . . . .</b>	<b>6-3</b>
Div. 6A.1. Introduction . . . . .	6-4
<b>Part 6B. Density Districts . . . . .</b>	<b>6-7</b>
Div. 6B.1. Maximum Density . . . . .	6-8
<b>Part 6C. Density Rules. . . . .</b>	<b>6-11</b>
Div. 6C.1. Maximum Density . . . . .	6-12

# PART 6A. INTRODUCTION

<b>Div. 6A.1. Introduction . . . . .</b>	<b>6-4</b>
Sec. 6A.1.1. Purpose . . . . .	6-4
Sec. 6A.1.2. Density Applicability . . . . .	6-4
Sec. 6A.1.3. Relationship to Zone. . . . .	6-5
Sec. 6A.1.4. Relationship to Use Districts . . . . .	6-5
Sec. 6A.1.5. Relationship to Public Benefit Systems . . . . .	6-5
Sec. 6A.1.6. Relationship to Form Districts . . . . .	6-5
Sec. 6A.1.7. How to Use This Article . . . . .	6-6

## DIV. 6A.1. INTRODUCTION

### SEC. 6A.1.1. PURPOSE

The purpose of this Article is to establish Density Districts, a mechanism that regulates the number of household living units or group living units 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 in the specified 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

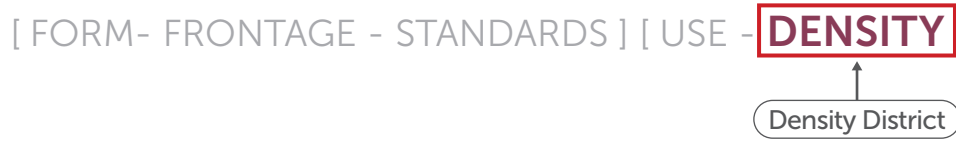
○ = Rule is not applicable

##### 2. General Nonconformity

No project activity shall decrease the conformance with any density standards in this Article 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 household living units are permitted by a Use District in *Part 5B. (Use Districts)*, the Density Districts in this Article establish limits on the number of household living units and group living units. While maximum density is set by the Density Districts, minimum density may be set by the Use District.
- B. Some Use Districts in *Part 5B. (Use Districts)* establish additional requirements for household living units and group living units 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 the 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 requirements that may result in physical constraints that could impact the number of household living units or group living units 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

<b>Div. 6B.1. Maximum Density . . . . .</b>	<b>6-8</b>
Sec. 6B.1.1. Lot-Based Districts . . . . .	6-8
Sec. 6B.1.2. Lot Area-Based Districts . . . . .	6-9

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

Every Density District has a corresponding maximum density. The maximum density either limits the number of household living units or group living units allowed based on lot area or indicates a flat limit on the number of household living units allowed per lot.

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

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

<b>LOT-BASED DISTRICTS</b>	
Density District	Household Living 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 household living units and group living units permitted on a lot is determined using the table below. A lot may contain any combination of household living units and group living units, except where limited by the applicable Use District.

<b>LOT AREA-BASED DISTRICTS</b>		
Density District	Lot Area per Household Living Unit (min sq-ft) <i>Sec. 6C.1.2.</i>	Lot Area per Group Living Unit (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



# PART 6C. DENSITY RULES

<b>Div. 6C.1. Maximum Density . . . . .</b>	<b>6-12</b>
Sec. 6C.1.1. Household Living Units Per Lot . . . . .	6-12
Sec. 6C.1.2. Lot Area Per Household Living Unit . . . . .	6-13
Sec. 6C.1.3. Lot Area Per Group Living Unit . . . . .	6-14

## DIV. 6C.1. MAXIMUM DENSITY

### SEC. 6C.1.1. HOUSEHOLD LIVING UNITS PER LOT

The maximum number of household living units allowed on a lot.

#### A. Intent

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

#### B. Applicability

Household living units per lot applies to any project that includes household living units and is constructed in a lot-based district.

#### C. Standards

1. Regardless of lot area, the number of household living 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 household living units per lot.
3. Group living units are not permitted on properties zoned with lot-based districts.

#### D. Measurement

1. Household living Units per lot is measured as the cumulative number of household living 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 household living units.

#### F. Relief

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

## SEC. 6C.1.2. **LOT AREA PER HOUSEHOLD LIVING UNIT**

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

### A. **Intent**

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

### B. **Applicability**

Lot area per household living unit applies to any project that includes household living units in a lot area-based Density District.

### C. **Standards**

The number of household living 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 household living units is calculated by dividing the lot area by the household living units per lot area value outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with group living units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area per Guest Room)*.
2. Lot area is counted only once - for either a household living unit or a group living unit.
3. Fractions of units do not count toward an additional household living 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. Household living 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)*.
5. When density is designated as Not Permitted, household living units or group living units 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 household living units.

### F. **Relief**

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

### SEC. 6C.1.3. **LOT AREA PER GROUP LIVING UNIT**

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

#### A. **Intent**

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

#### B. **Applicability**

Lot area per guest room applies to any project that includes group living units in a lot area-based Density District.

#### C. **Standards**

The number of group living 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 group living units is calculated by dividing the lot area by the group living units per lot area value as outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with any household living units if permitted on a lot as calculated in *Sec. 6C.1.2. (Lot Area per Household Living Unit)*.
2. Lot area is counted only once - for either a household living unit or a group living unit.
3. Fractions of units do not count toward an additional household living 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. Group living 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)*.
5. When density is designated as Not Permitted, household living units or group living units 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 household living 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)*.