

Density Calculations

Recommendations: The Advisory Committee recommends instituting a graduated scale of calculating density based on the total number of bedrooms provided in each unit. Existing density is calculated based solely on lot area per unit, regardless of the number of bedrooms within unit.

Key Features:

- Provides incentive for creation of units with fewer bedrooms
- Addition of floor area still requires site planning on multiple-family structures

Existing regulations: 2,175 square feet required per unit or 20 units/acre

Proposed regulations using three different unit types:

Type A: 0-2bedrooms: 1,000 square feet lot area required per unit

- EXISTING: 8,500 sf lot will permit 3 units, 20 units per acre MAX (up to a maximum of 18 occupants at 6 per unit)
- Using PROPOSED new density standards: 8,500 sf lot would permit 8 units, 43 units per acre MAX
- NEW MINIMUM LOT SIZE: 4,000 sf lot will permit maximum of 4 units (2 bedrooms each), Maximum of 8 bedrooms (maximum occupancy is based on bedroom size under the Housing Code)

Type B: 3-4 bedrooms: 2,000 square feet lot area required per unit

- EXISTING: 8,500 sf lot will permit 3 units, 20 units per acre MAX (up to a maximum of 18 occupants at 6 per unit)
- PROPOSED: 8,500 sf lot would permit 4 units, 20 units per acre MAX
- NEW MINIMUM LOT SIZE: 4,000 sf lot will permit a maximum of 2 units(4 bedrooms each), Maximum of 8 bedrooms

Type C: 5-6 bedrooms: 3,000 square feet lot area required per unit

- EXISTING regulations: 8,500 sf lot will permit 3 units, 20 units per acre MAX (up to a maximum of 18 occupants at 6 per unit)
- PROPOSED regulations: 8,500 sf lot would permit 2 units, 14 units per acre MAX
- NEW MINIMUM LOT SIZE: 4,000 sf lot will permit a maximum of 1 unit(6 bedrooms) Maximum of 6 bedrooms, maximum of 6 occupants