

# 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).