

# Minimum Density (Floor Area Requirement)

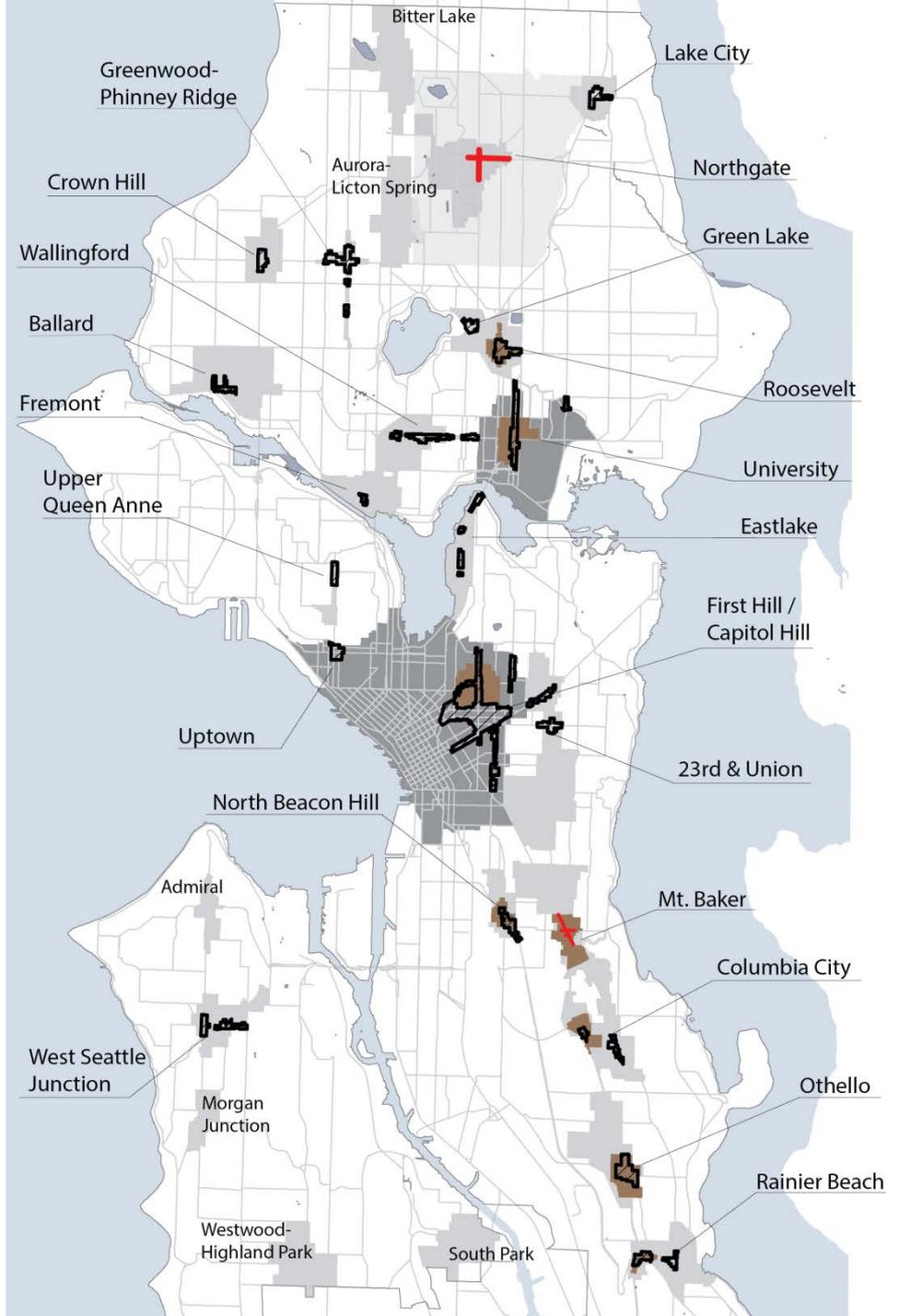
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## Key Objectives:

- Support the goals of the Comprehensive Plan and Neighborhood Plans
- Foster dense, mixed use development
- Encourage walking and transit use
- Enable people to live or work and shop in the same neighborhood

Apply minimum FAR requirements in areas where dense, pedestrian-oriented development is a priority

-  Pedestrian Zone
-  Station Area Overlay
-  Northgate Overlay
-  Urban Village
-  Urban Center
-  Major/Class 1 or 2 Ped Street



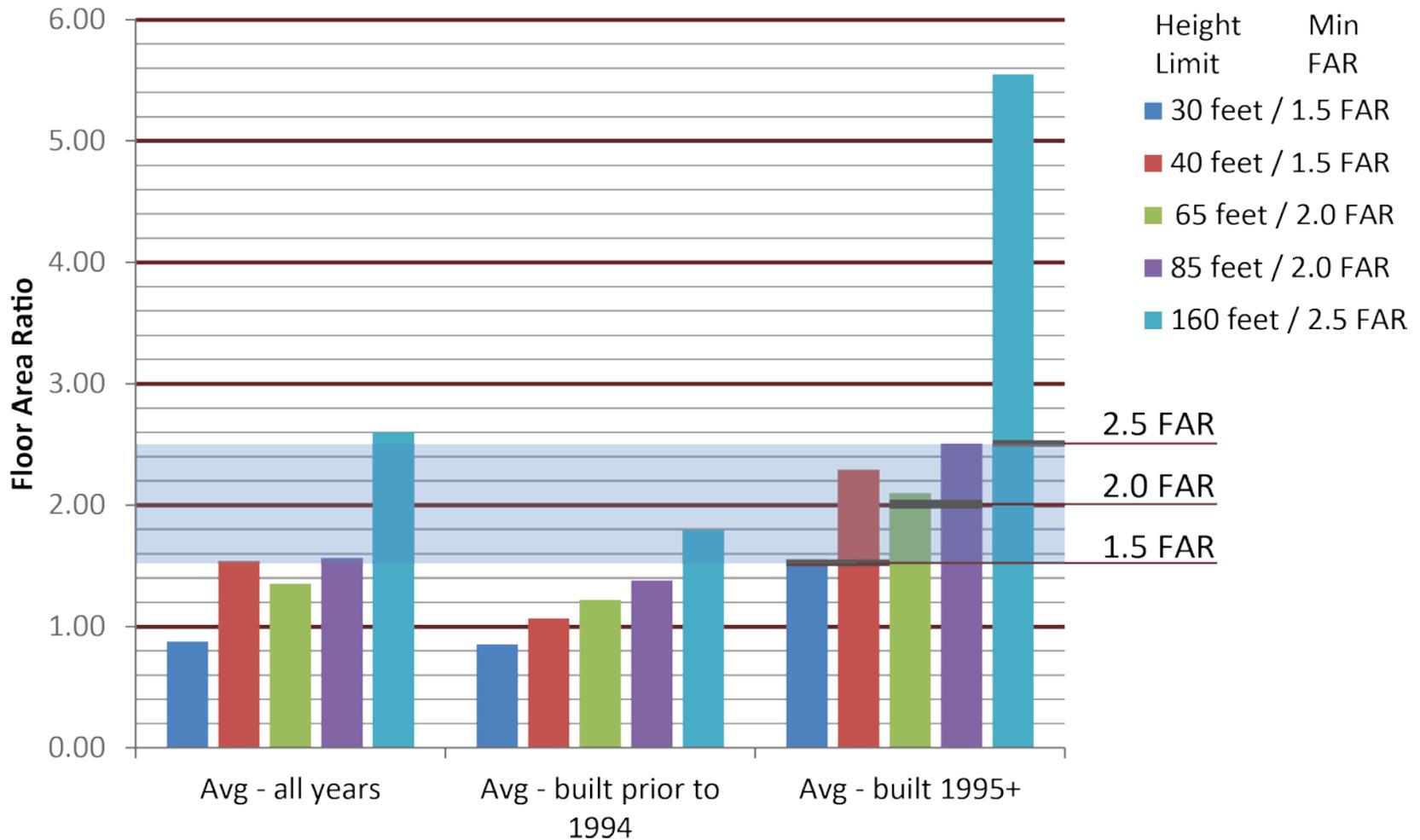
# Max. & Min. FAR

Height Limit of Zone:		30'	40'	65'	85'	125'	160'
<b>Existing Maximum FAR* in Commercial zones:</b>	Outside Station Area Overlay	2.5	3.25	4.75	6	6	7
	Inside Station Area Overlay District	3	4	5.75	6	6	7
<b>Proposed Minimum FAR:</b>		1.5	1.5	2	2	2.5	2.5

\* Total FAR permitted for all uses within a mixed- use structure containing residential and non-residential uses.

# Recent development generally meets or exceeds proposed minimums

Table 1: Average FAR (in areas where a minimum FAR applies)



# Flexibility

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- Allow additions and improvements to existing buildings
- Exempt lots larger than five acres
- Allow demolition of all existing structures to create a vacant lot
- Exempt parks and open space, when it is the principal use of the lot.

# Exclusions

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The following would not be included in minimum FAR calculations:

- Environmentally Critical Areas
- Floor area below grade
- Floor area containing parking
- Areas occupied by landmark structures or in a landmark district
- Areas in the Pike/Pine Overlay district  
(to support neighborhood conservation objectives)

# Example

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## Original Proposal

- 1 story, single-use
- FAR  $\leq 1$



Image credit: NORR Architects Planners Engineers (AP 3014863 05.23.13)

# Example

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## Revised Proposal

- 3 stories, mixed-use (commercial and residential)
- FAR = 2.5
- Design influenced by neighborhood character and community input



Image credit: Schemata workshop inc (AP 3014863)

Thank-you