

# Land Use Intensity/Density Tutorial



## ***Non-Residential and Mixed-Use Development Intensity***

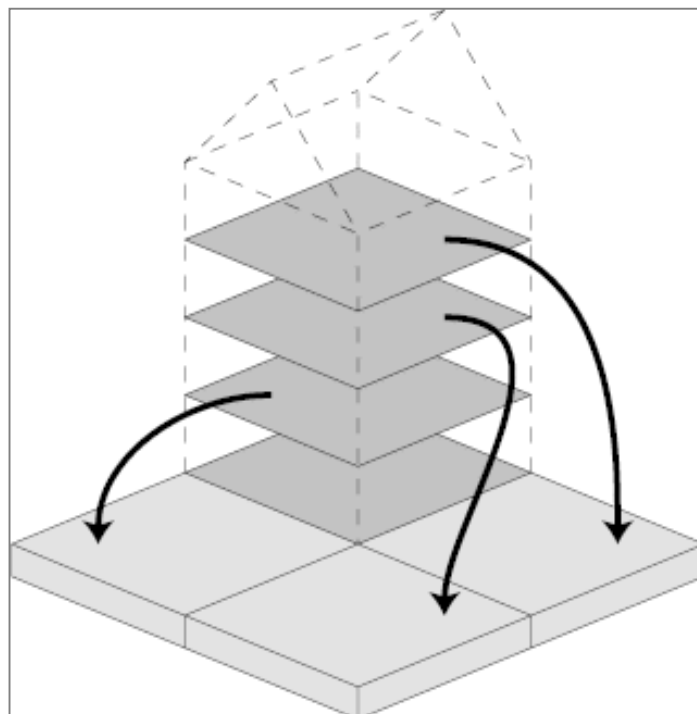
A quantitative measure of non-residential and mixed-use development, which may include residential components, usually expressed in terms of floor area ratio; the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

## **Floor Area Ratio**

F.A.R. is determined by dividing the total square footage of buildings on a site by the amount of site square footage.

## **EXAMPLE:**

$$\frac{50,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = .50 \text{ FAR}$$



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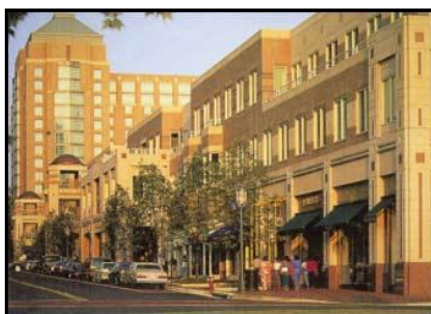
Some Examples:



Retail use at .35 FAR



Office use at .50 FAR



Mixed use at 1.0 (mix of office, retail and residential) FAR

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## **Residential Development Density**

A quantitative measure of residential development, usually expressed in terms of dwelling units per acre; the distribution of dwelling units within a given area that determines the impact on public facility systems and transportation facilities.

### **Dwelling Units Per Acre**

Dwelling units per acre is determined by dividing the total number of single-family detached homes, or dwelling units within townhouse subdivision or apartment building on a site, by the amount of site acreage. For example: On a parcel of land 6 acres in size with density of 3 DU/AC

$3 \times 6 = 18$  dwelling units.



3-4 du/ac (single family detached)



5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)