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:

\[
\frac{50,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 0.50 \text{ FAR}
\]
Non-Residential and Mixed-Use Development Intensity

Some Examples:

Retail use at .35 FAR

Office use at .50 FAR

Mixed use at 1.0 (mix of office, retail and residential) FAR
Land Use Intensity/Density Tutorial

**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

\[ 3 \times 6 = 18 \text{ dwelling units.} \]