

LAND USE DENSITY AND INTENSITY

This element uses certain terminology to describe the 19 land use designations. The term density is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/net acre).

Development intensity, which applies primarily to non-residential uses, refers to the extent of development on a parcel of land or lot (i.e., the total building footage, building height, the floor area ratio, and/or the percent of lot coverage). Intensity is often used to describe non-residential development levels; but in a broader sense, intensity is also used to express overall levels of both residential and non-residential development types.

Floor area ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. The FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50. A 0.50 FAR allows a single story building which covers 50 percent of the lot, or a two-story building with reduced lot coverage. **Figure LU-2** depicts the calculations of FAR.

**Figure LU-2
Floor Area Ratio**

