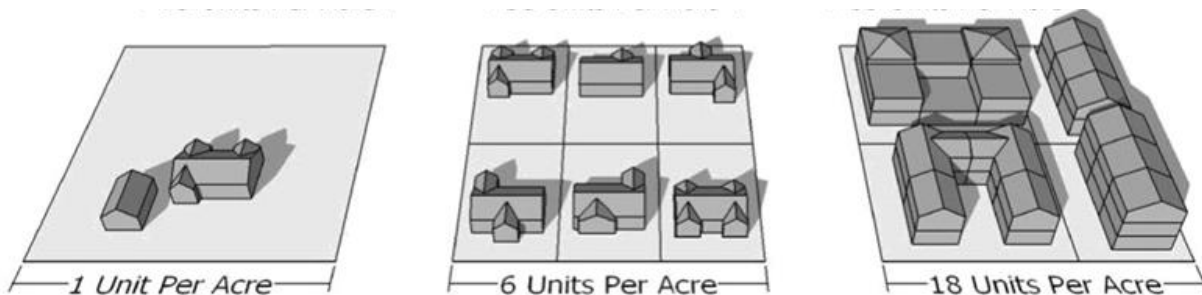


## 8.10. STANDARDS OF MEASUREMENT

### 8.10.1. DENSITY AND INTENSITY

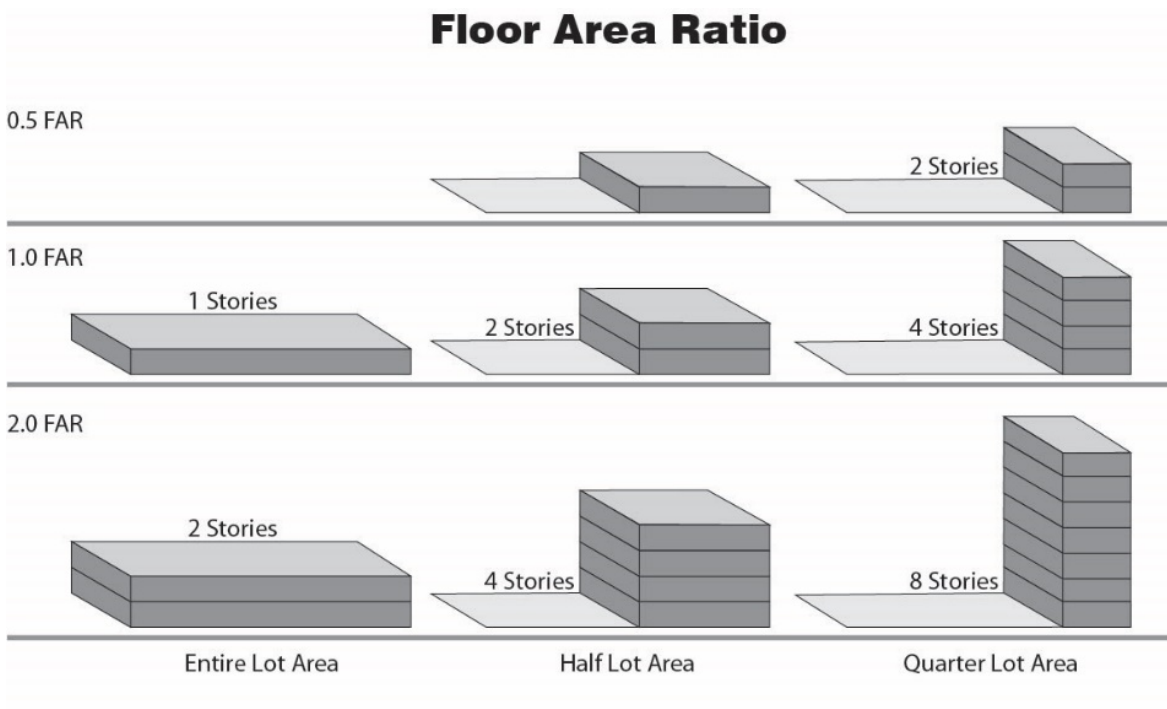
- A. **Residential Density.** The City has defined ten (10) character areas in the adopted Land Use Plan, Forward Monroe, which are defined by a variety of residential densities (density) and intensities.
- B. **Calculation of Density.** Residential density shall be measured by dwelling units per gross acre (du/ac). For example, if a development of one-hundred (100) acres is entitled to ten (10) dwelling units per acre, the maximum permitted density within the development is one-thousand (1000) dwelling units.
1. All residential densities denoted in the adopted Forward Monroe plan are not guaranteed by right. The appropriate allocation of density shall encourage sustainable development.
  2. Subdivision, zoning, and site plan review criteria and procedures shall assure that density is consistent with established residential development patterns and provides equitable use of the land.
  3. For legal lots of record existing as of the effective date of this UDO, densities less than the minimum density requirements defined in Forward Monroe are permitted.
  4. Residential Density is calculated as gross density, where the gross acreage includes all lands within the parcel boundaries.

Fig 8.10.1. Density



C. **Non-Residential Intensity Defined. Floor Area Ratio (FAR).** Non-Residential Development (“Intensity”) is measured in Floor Area Ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located. For example, a 5,000-square foot building on a 10,000 square foot lot equals an FAR of 0.5.

Figure 8.10.2. Floor Area Ratio Graphic



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8.10.2. STANDARDS OF GENERAL APPLICABILITY

Standards of general applicability shall include the subsections below. These standards shall be defined and make up the requirements of each district’s development standards table.

- A. **Building Height.** *Building Height* shall be defined by stories rather than a specific height expressed in feet; however each story shall have maximum height limitations expressed in feet. The measurement of a “story” shall be defined in Section 4.1.4.A.2 below. Height is limited to a maximum story allowance in each district’s standard development table.

Figure 8.10.3. Building Height Illustrations

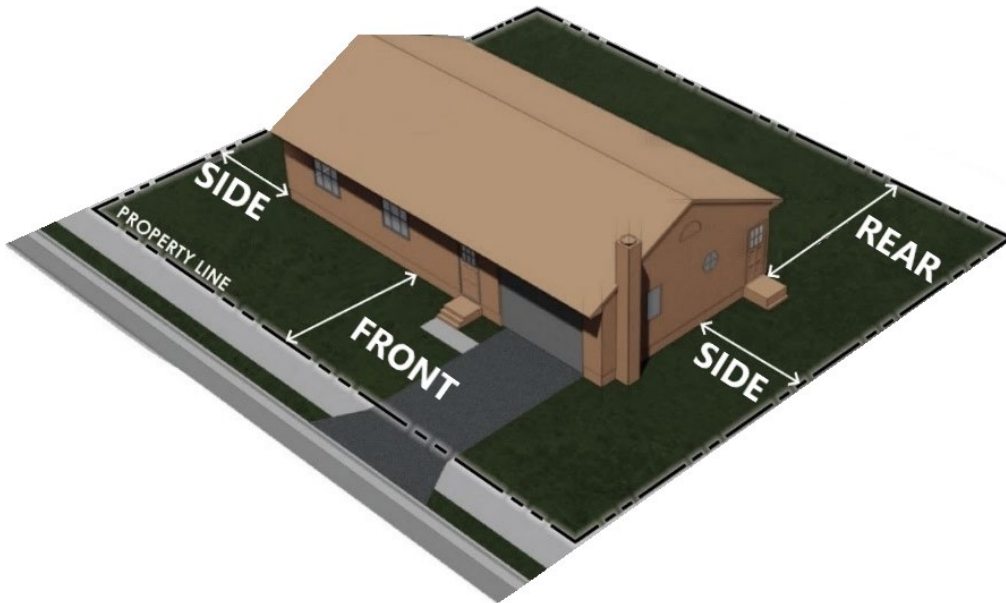


- 2. Measurement of Story.** For the purpose of calculating heights of a story, the ground floor (i.e. first story) of a structure shall be a maximum of fifteen (15) feet. Additional stories shall be a maximum of twelve (12) feet for each individual story. Building heights are limited through the district development standards table for each district. To allow for a wide variety of building designs, requests to modify the allowable height of stories, so long as the maximum permitted height of the structure is not exceeded, may be permitted via a design alternative.

  - a. Habitable Space.** Stories are understood to also include the habitable space of a building excluding rooflines, architectural features or similar. If there is habitable space on the rooftop of a structure (i.e. an active eating area, pool, or rooftop lounge), it is understood this shall constitute a story as defined in this UDO. Non-habitable rooftop elements, such as cornices, porch roofs, turrets, towers, or dormers, are limited to ten (10) feet in height. Non-habitable rooftop structures, such as structures used for sheltering mechanical and electrical equipment, tanks, elevators and related machinery, shall be limited to fifteen (15) feet in height, not including base floor elevation (B.F.E.)
- B. Building Placement (Setbacks).** *Building Placement (Setbacks)*, shall be measured from the nearest part of the applicable building, structure or sign, measured perpendicularly to the lot line or street right-of-way line. Setbacks are designated by a front setback requirement, side setback requirements, and a rear setback requirement. Provisions for setbacks for accessory structures are made in each respective district below, or in Section 7: Permissible Uses and Standards, of the UDO for each respective use. It is understood, for the purpose of calculating setback requirements and yards, three configuration of lots exist: interior lots, corner lots, and through lots. A lot which abuts a cul-de-sac street design, featuring a radial primary street yard, shall measure its primary street setback at the point in which the side and front lot lines would have met without rounding.

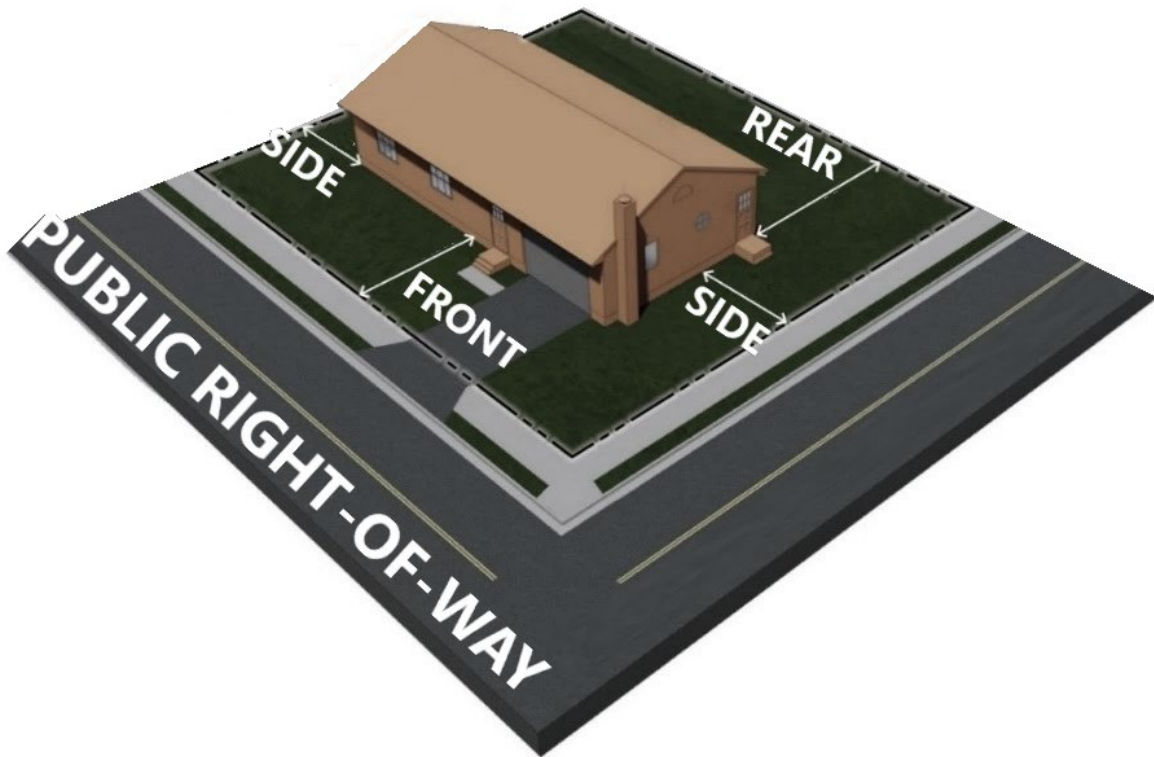
1. **Interior Lot.** A lot bounded by a street on only one side. For the purpose of setbacks and yards, the street yard shall be recognized as the primary (i.e. front) yard. An interior lot shall have one primary front yard, two side yards, and one rear yard. Orientation of the home, driveway and entrances shall be required respective of the primary front yard.

Figure 8.10.4. Setback – Interior Lot



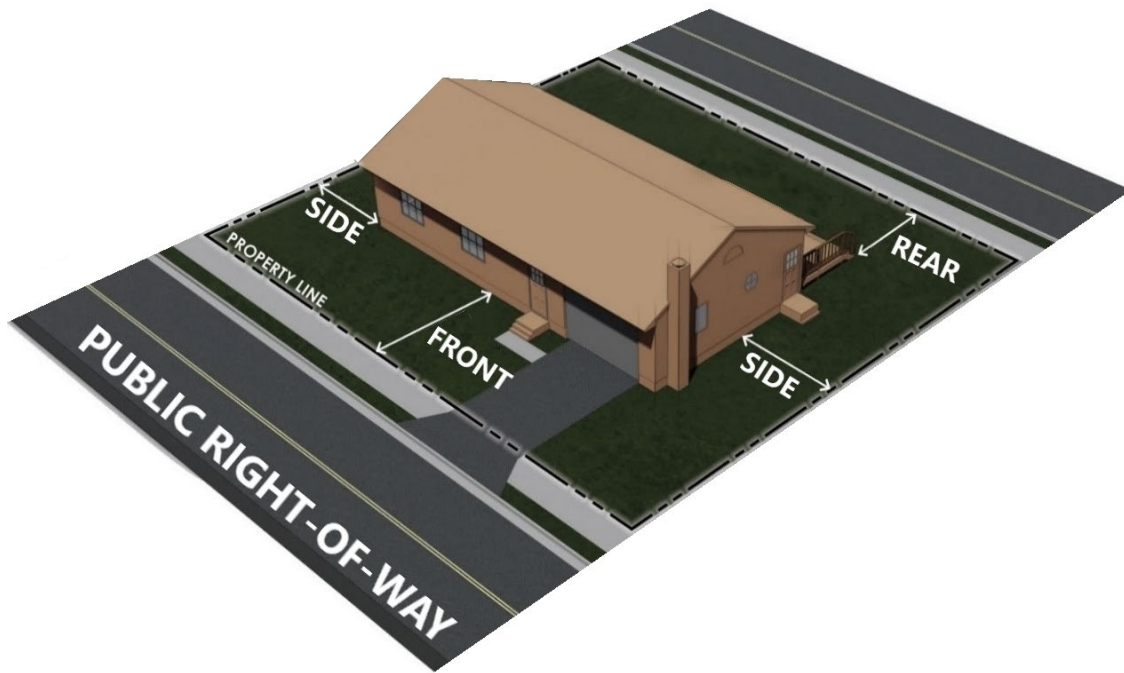
2. **Corner Lot.** A lot which abuts two or more streets, other than an alley or easement. Each corner lot shall be required, either on its plat or building permit for new home, to designate its primary front yard, which shall dictate its front setback requirement. Orientation of the home, driveways and entrances on the lot shall be required respective of the primary front yard, but may also be permitted on a non-primary front yard. Additional side yard setbacks may be required for corner lots.

Figure 8.10.5. Corner Lot



- Through Lot.** A lot which has frontage on two parallel streets. Each through lot shall be required to designate its primary front yard, which shall dictate its front setback requirements. Orientation of the house, driveways and entrances on the lot shall be required in the primary front yard and may not be permitted on a non-primary front yard. Additional side or rear yard setbacks may be required for a through lot. If one of the streets is designated as a local street or alleyway, garage access may be permitted from the local street or alleyway.

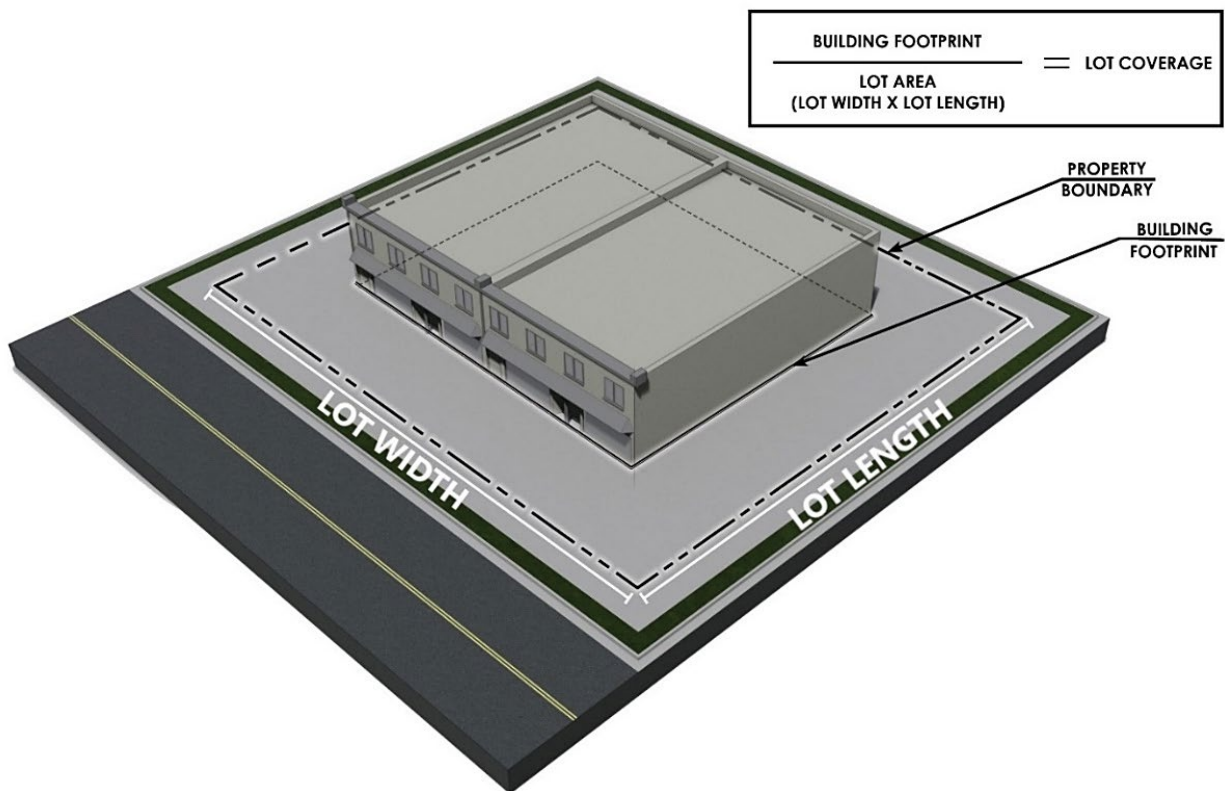
Figure 8.10.6. Setback – Through Lot





- C. **Lot Measurements.** Lot requirements shall include the following terms defined:
1. **Lot.** Lots are parcels of land, either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership or possession or for development.
  2. **Lot Width.** Lot width is the distance between the side lot lines (generally running perpendicular to a street) measured at the primary street property line along a straight line or along the chord of the property line.
  3. **Lot Length.** Lot length is the distance between the front and rear property lines measured along a line midway between the side property lines.
  4. **Coverage.** Lot coverage is the minimum and maximum area of a lot that is permitted to be covered by roofed structures. Lot coverage does not include paved areas such as parking lots, driveways or pedestrian walkways.

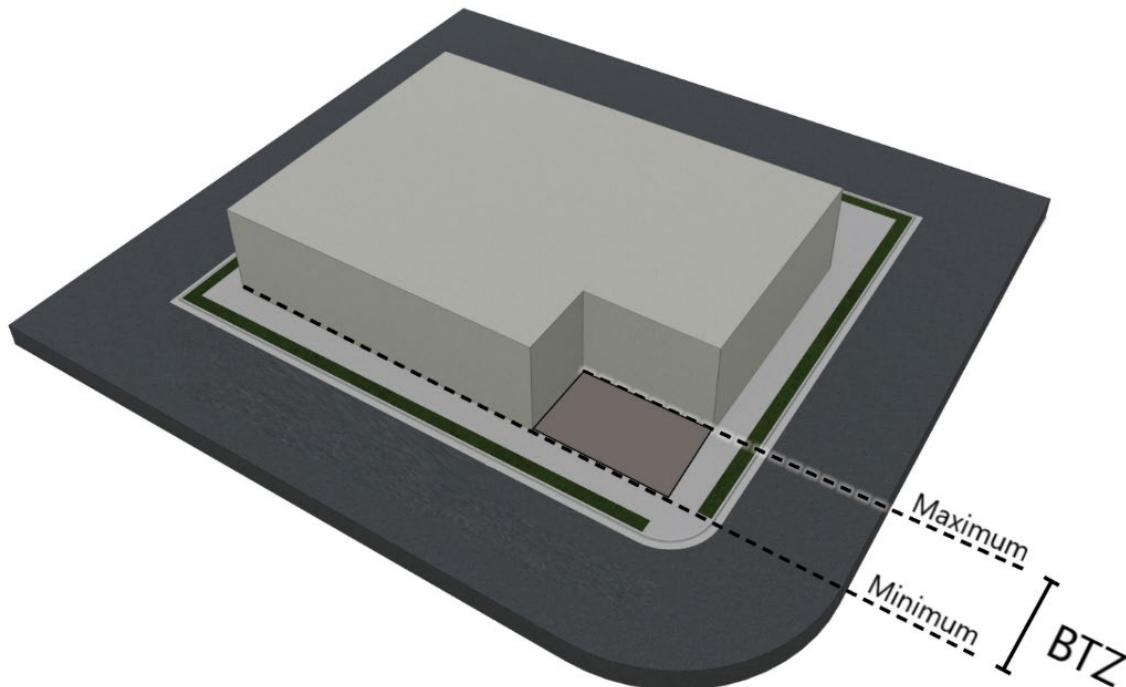
Figure 8.10.7. Lot Measurements





- D. **Equipment Considerations.** Mechanical, electrical, and plumbing equipment (including air-conditioning and pool equipment) are exempt from side and rear yard requirements, but shall not be located any closer than three (3) feet from the property line.
- E. **Building Placement.**
1. Each mixed-use zoning district shall define standards for building placement in the form of a Build-To Zone (BTZ).
  2. The BTZ shall include a range of distances, expressed as a minimum and maximum setback, and is defined as the range at which construction of a building façade is to occur on the lot.
  3. The BTZ runs parallel to the property line, ensuring a uniform building façade along the street.
  4. The BTZ shall include a front/street, side, and rear measurement requirements.

Figure 8.10.8 Building Placement



F. **Frontage.** Frontage, also referred to as the Build To Percentage Requirement, defines the percentage of the width of the building in relationship to the width of the lot. Frontage dictates what percentage of the linear distance of the building facade that must be located along the lot width.

1. **Active Use Areas.** *Active Use Areas* are defined as those areas along a frontage that provide for active uses such as a forecourt, courtyards, opportunities for outdoor dining, merchandise display, and/or shared gardens. Active use areas are encouraged and may be used to achieve frontage requirements. See Section 8.7.6: Pedestrian Considerations and 8.8.3.C: Open Space Standards for additional standards for active use areas.

Figure 8.10.9. Frontage

