

## Department of Planning and Zoning

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**TO:** Planning Commission Ordinance Committee  
**FROM:** Scott Gustin  
**DATE:** March 1, 2018  
**RE:** Density and Intensity of Development Calculations

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Following review by the Planning Commission Ordinance Committee on February 1, 2018, the Committee confirmed the existing rounding provision would remain and could be clarified by way of zoning administrative interpretation. The Committee also elected to leave the density calculation formula as written but requested that the language in Sec. 5.2.7 be revamped to refer to defined CDO terms such as “lots” rather than the undefined term “development site.” Alternatively, a definition of “development site” could be provided. The draft amendment below involving subsection 1 defines “development site” with existing defined CDO terms.

A new change to subsection 2 has been introduced. This item has been identified in the CDO amendments list as in need of correction. Subsection 2 simply limits development intensity of nonresidential building uses. Presently, it is aimed at two things: 1) nonresidential uses and 2) nonresidential space in residential buildings. The former provision sees occasional use and serves its intended purpose to limit nonresidential building intensity. The latter provision is unnecessary. It has the effect of limiting space for common areas such as hallways and stairwells in multi-family residential buildings. Little is gained by way of this provision, and it serves to effectively reduce the permissible number of dwelling units per acre for multi-family residences. Staff recommends deletion.

Deleted language is ~~crossed out~~ and new language is underlined in red.

### **Sec. 5.2.7 Density and Intensity of Development Calculations**

#### **(a) Dwelling Units per Acre:**

In accordance with the district-specific provisions of Article 4, the calculation of development intensity shall be measured as follows in such cases where the intensity of development is measured on a dwelling unit per acre basis:

1. Density Calculation: The total number of dwelling units provided on a development site, or portion of the site where split by a zoning district boundary, shall be divided by the ~~gross~~ net site area expressed in acres. For the purposes of density calculation, development site shall consist of the lot or lots under consideration with provision for buildable area accounted for where applicable. In calculating the number of residential units permitted, fractional units of less than five-tenths (0.5) shall be rounded down to the nearest whole number and fractional units of five-tenths (0.5) or greater shall be rounded up to the nearest whole number. Any rounding of fractional units shall be limited to a single final calculation for any development.

2. Density Equivalent, Nonresidential Uses: For purposes of density calculations, each one thousand, five hundred (1,500) square feet of nonresidential gross floor area ~~not contained within a dwelling unit or within common hallways, stairwells and elevator shafts serving said dwelling units~~ shall be counted as one dwelling unit.

**(b) Floor Area Ratio:**

As written.