

# Density and Affordability

Connected Communities makes changes to existing Transit Oriented Development density bonuses and creates new bonuses.

**Geographic Eligibility:** The same expansion of geographic eligibility that applies to parking flexibility also applies to density bonuses.

## Density and Affordability in Dash-3 Zones

In B and C zones with a dash-3 density designation, the previous TOD ordinance allowed for a Minimum Lot Area (MLA) per unit reduction from 400 to 300 per dwelling unit; from 300 to 200 per efficiency unit; and from 200 to 135 per SRO unit. In addition, it allowed for Floor Area Ratio increases from 3.0 to 3.5, or up to 3.75 for projects that placed at least 50% of Affordable Requirements Ordinance units on-site, and up to 4.0 for projects that places 100% of ARO units on-site.

Connected Communities replaces this with the following table:

Proportion of ARO units on-site	MLA per dwelling unit	MLA per efficiency unit	MLA per SRO unit	FAR
50%	350	250	180	3.5
75%	325	225	160	3.75
100%	300	200	135	4.0

### Roof Element Height Calculations

Previously, buildings in B, C, and D districts could not take advantage of the rooftop features height allowance available in R districts.

Under Connected Communities, rooftop features such as stairway enclosures, elevator penthouses, pergolas, arbors, trellises, solar panels, or wind energy systems in R, B, C, and D districts may exceed height limits as long as they are set back a minimum of 20' in R districts and 15' in all other districts from the front and side building lines. The exact amount by which they may exceed height caps depends on the specific feature and building context.

### Legalizing Existing Residential Uses

Previously, the Zoning Administrator could approve an administrative adjustment to increase the allowed density of a residential building by one unit above the number of units originally included at construction if the owner could show evidence that the additional unit had been in use for at least 50 years. Under Connected Communities, this standard has been reduced to 20 years.