

4 Residential FAR Examples

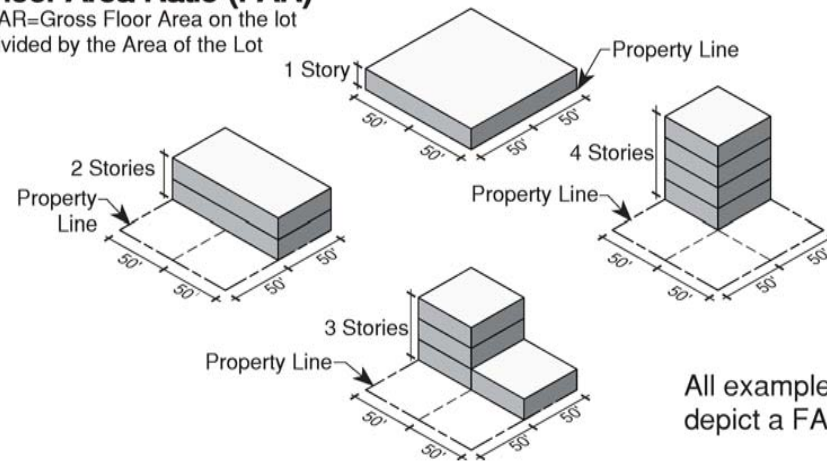
using new Title 21 as currently adopted
PZC Case 2015-0049 / May 29, 2015



1. Park Plaza II
2. Sunbeam Apartments
3. Northwood Apartments
4. Country Lane

Floor Area Ratio (FAR)

FAR=Gross Floor Area on the lot
divided by the Area of the Lot



1. Park Plaza II Apartments

R-4 District (2006)



Site size: 2.83 acres
 Number of Dwellings: 282 dwelling units
 Dwellings per acre: 100 d.u.a.
 Parking spaces: 168 (old code); 103 – 141 (new code)

Project FAR	1.89 FAR
FAR by-right	1.00 FAR
Max FAR in the District	2.00 FAR
Bonus FAR earned by the project design:	1.00+ FAR
Additional open space	✓
Below Grade Parking	✓
Sidewalk widening	
Ambient Daylighting	✓
Pedestrian Interactive Use	
Parking wrap	
Total eligible FAR	2.00 FAR

2. Sunbeam Apartments

B-3 District, West 26th Ave. (2005)

Site size: 0.5 acres
 Number of Dwellings: 20 dwelling units
 Dwellings per acre: 40 d.u.a.



Project FAR	0.81 FAR
FAR by-right	1.00 FAR
Max FAR in the District	2.00 FAR
Bonus FAR earned by the project design:	0 FAR
Additional open space	
Below Grade Parking	
Sidewalk widening	
Ambient Daylighting	
Pedestrian Interactive Use	
Parking wrap	
Total eligible FAR	1.00 FAR

3. Northwood Apartments

RO District (2012)

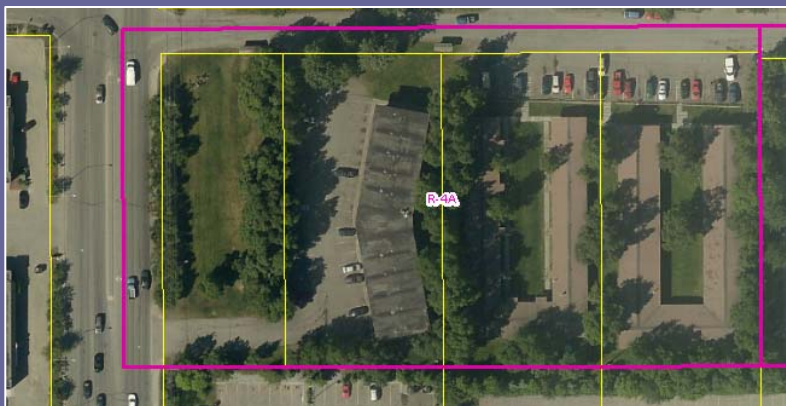
Site size: 0.71 acres
Number of Dwellings: 27 dwelling units
Dwellings per acre: 38 d.u.a.



Project FAR	1.40 FAR
FAR by-right	1.00 FAR
Max FAR in the District	2.00 FAR
Bonus FAR earned by the project design:	0.70 FAR
Additional open space	✓
Below Grade Parking	✓
Sidewalk widening	
Ambient Daylighting	
Pedestrian Interactive Use	
Parking wrap	
Total eligible FAR	1.70 FAR

4. Country Lane R-4A Design Concept (2014)

Site size: 2.83 acres
 Number of Dwellings: 282 dwelling units
 Dwellings per acre: 100 d.u.a.



Project FAR (proposed)	2.85 FAR
FAR allowed by-right	1.00 FAR
Max FAR in the District	3.00 FAR
Bonus FAR earned by the project design:	1.89 FAR
Additional open space	✓
Below Grade Parking	✓
Sidewalk widening	✓
Ambient Daylighting	✓
Pedestrian Interactive Use	✓
Parking wrap	✓
Total eligible FAR	2.89 FAR