

## 2.04.00 DENSITY AND INTENSITY STANDARDS

### 2.04.01 Table of Density and Intensity Standards

Table 2.04.01 describes the maximum potential *Dwelling* and *Lodging Accommodation* density (expressed in *Dwelling Units* and *Lodging Accommodation Units per Gross Acre*) and the maximum floor area ratio for a particular *Parcel*, where permitted, in all zoning districts. The achievable density (number of units) or intensity (ratio of floor area to *Parcel* area) permitted for a particular *Parcel* shall be determined by reference to *Parcel* size, *Setback*, *Height* and other standards set forth in this *LDC*.

Table 2.04.01: Density and Intensity Standards for Zoning Districts

	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M-1	PUD	R
<b>Residential density (Dwelling Units per Gross Acre)</b>	1 unit per 10 acres	4.3	5.8	7.2	7.2	10.8	12.0	40.0	40.0	3.0	15.0	45.0		10.0	
<b>Maximum Floor Area Ratio (%)</b>	10	None	None	None	None	None	None	None	None	80	90	100	80		30

- A. Density is the number of *Dwelling Units* and *Lodging Accommodation Units* per acre of *Parcel* area.
  1. Density for *Dwelling Uses* in any portion of a Front Beach Overlay district that lies between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive shall not exceed forty-five (45) *Dwelling Units per Gross Acre*.
  2. Density for *Lodging Accommodation Uses* in any portion of a Front Beach Overlay district that lies between the sandy beach of the Gulf and the seaward-most dedicated right-of-way shall be determined by reference to Site Design Standards for *Lots* (Table 4.02.02.C), height limits (Table 4.02.02.A), off-*Street* parking requirements set forth in Chapter 4 and other standards.
- B. The standards for intensity in this *LDC* are the floor area ratio found in Table 2.04.01 and the lot coverage and impervious surface found in Table 4.02.02.C. *Floor Area Ratio* shall apply to all non-residential *Uses* except *Lodging Accommodations*.
- C. For *Buildings* with *Dwelling Units* and/or *Lodging Accommodation Units* above or combined with non-residential floor area, both the *Dwelling Units* and *Lodging Accommodation Units* (density) as well as the *Floor Area Ratio* shall be calculated as follows: First, the *Floor Area* of all non-residential *Uses* (excluding *Lodging Accommodations*) shall be divided by the maximum *Floor Area Ratio* for the district as shown in Table 2.04.01 to determine the area of the *Parcel* associated with those *Uses* and that area shall then be subtracted from the *Gross Acres* of the

**Parcel.** Second, the remaining acreage of the **Parcel** as determined in step one shall be multiplied by the maximum density (units per acre) for the district as shown in Table 2.04.01 and the whole number of that product (excluding any fraction) shall be the maximum number of **Dwelling Units** and/or **Lodging Accommodation Units** permitted on the **Parcel**.

- D. The aggregate average density in all **Single Family Residential** districts shall not exceed six (6) **Dwelling Units** per **Gross Acre**. The aggregate average density shall be determined by dividing the aggregate number of units existing or with approved **Building Permits** in all **Single Family Residential** districts by the total acreage of all **Single Family Residential** districts. When the aggregate average density of all **Single Family Residential** districts equals five (5), then the average density for any **Single Family Residential Parcel** shall not exceed six (6) **Dwelling Units** per **Gross Acre**.
- E. **Developments** in the R-TH zoning district are limited to a maximum of six (6) units per **Building**.
- F. The aggregate average density in all Commercial districts shall be limited to fifteen (15) **Dwelling** and **Lodging Accommodation** units per **Gross Acre**. The average density shall be determined by dividing the aggregate number of **Dwelling** and **Lodging Accommodation** units in existing or with approved **Local Development Orders** in all commercial districts by the total acreage of all the commercial districts. When the aggregate average density in commercial districts reaches or exceeds thirteen (13) **Dwelling** and **Lodging Accommodations** units per **Gross Acre**, the maximum density shall not exceed fifteen (15) **Dwelling Units** or if located outside a FBO District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive, **Dwelling** and **Lodging Accommodation Units**, per **Gross Acre** on any **Lot**. The calculation of density in a FBO District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive does not include **Lodging Accommodation Units**.
- G. Density for **Dwelling** and **Lodging Accommodation Uses** within a Planned Unit **Development** that is approved as a zoning district shall be combined and shall not exceed the density of the Future Land Use categories as shown in the Comprehensive Plan.
  - 1. The master plan may permit a specified number of **Residential** units in a non-residential **Land Use** category.
  - 2. **Development** shall not exceed impervious coverage of eighty percent (80%) of **Gross Acreage** of **Residential Uses** and eighty percent (80%) of **Gross Acreage** of non-residential **Land Uses**.
  - 3. Intensity in non-residential **Land Uses** shall not exceed a floor area ratio of eighty percent (80%) computed by dividing the aggregate square footage of interior spaces, excluding **Lodging Accommodations** and **Parking Garages**, by the gross square footage of all non-residential **Land Use** areas.
  - 4. The maximum density shall only be applicable to those areas designated as **Residential** on the approved master plan. Acreage designated as non-

residential on the master plan may not be used in the calculation of **Residential** density.

5. The maximum intensity shall only be applicable to those areas designated as non-residential on the approved master plan. Acreage designated as **Residential** on the master plan may not be used in the calculation of non-residential intensity.
  6. **Residential Uses** may be permitted by the Planning Board within non-residential areas (as shown on an approved master plan) subject to a limitation of the intensity standard of the underlying Future Land Use category.
  7. The maximum **Residential** density within a Planned Unit Development Zoning District designated as **Mixed Use** on the Future Land Use Map of the Comprehensive Plan is ten (10) **Dwelling Units** per **Gross Acre**.
  8. See section 4.02.05 (**PUD Standards**) for additional density and intensity standards.
- H. Where two (2) or more complete **Dwelling** or **Lodging Accommodation Units** with separate entries and independent sanitary facilities share a common internal access such that they may be rented or occupied separately or as one unit (a **Lock-Out Unit**), each shall be counted toward the applicable **Dwelling Unit/Lodging Accommodation Unit** density.

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