

**ANALYSIS BY BY-RIGHT SMALL GROUP**  
**Meeting On July 13, 2005**

**I. APPROVED SITE PLANS**

- Approved site plan that has been built and vested. By-right/base density is approved site plan.
- Approved site plan that is vested with unbuilt phases. By-right/base density is approved site plan.
- Site plan amendments. By-right/base density is the approved site plan prior to amendment.
- Site plan amendments to extend term of approved site plans. By-right/base density is approved site plan.
- Site plan amendments to add land to an approved site plan. By-right/base density is approved site plan plus by-right/base density of additional land.

**II. EXISTING LEGAL NON-CONFORMING DEVELOPMENTS**

- Existing legal non-conforming developments. By-right/base density is either the development permitted by-right or the existing legal non-conforming development, whichever is greater.

**III. FAR AND UNIT-PER-ACRE DISTRICTS**

- FAR By-right/base. C-1, C-2, C-M, M-1, M-2, and C-1-R. By-right/base density based upon FAR recited in District.
- Units per acre by-right/base. RA14-26, RA8-18, RA7-16, RA6-15, RA-H, RA4.8, and RA-H-3.2.
  - If proposed zoning is calculated based upon units per acre, then the by-right/base density in these categories will be credited based on the number of units. Unit numbers below .5 rounded down; .5 and above rounded up.
  - If the proposed zoning is calculated based on FAR, then the by-right/base density in these districts is the permitted number of units multiplied by 1,000 sq. ft. to convert the density to GFA, and credited on that basis.

#### **IV. SINGLE-FAMILY/TOWNHOUSE DISTRICTS**

- Minimum lot size by-right. R-20, R-10, R-10T, R-8, R-6, R-5, R15-30T, and R2-7.
  - If proposed zoning is calculated based upon units per acre, then the by-right/base density in these categories will be credited based on the number of units. Unit numbers below .5 rounded down; .5 and above rounded up.
  - If the proposed zoning is calculated based on FAR, then the by-right/base density in these districts is the permitted number of units multiplied by 1,000 sq. ft. to convert the density to GFA, and credited on that basis.

#### **V. C-O DISTRICTS**

- C-O Districts by-right/base. C-O-1.0, C-O-1.5, C-O-2.5, C-O, and C-O-A.
  - By-right/base density will be based on (C-1-O) Section 22D, which permits an FAR ranging from .4 to .6, depending on the site size.

#### **VI. DISTRICTS WITH SPECIAL CONSIDERATIONS**

- C-TH. Since the density permitted in this district is based upon setback, height, open space, etc., limitations, Staff will be providing us with an average FAR that can be achieved in C-TH.
- C-3. Again, this is a form driven district with no FAR limit. Assigned FAR is 3.0 FAR.
- C-R. Densities permitted in this district are dictated by Section 27A(d)(2) of the Zoning Ordinance which permits a base density of a 3.0 FAR plus an additional 1.0 FAR of residential and additional densities, as specified.

#### **VII. ISSUES**

- Phase Development Site Plan Approvals
- C-O-Rosslyn District
- C-TH Garfield Park

- By-Right/Base Density in RA Districts
- Ft. Myer Heights Properties
- Bonus Density
- Changes In Use
- Replacement Housing

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