Text change for density calculations Chapter 3.35 Design Standards for CUPs

Section 1. GENERAL REQUIREMENTS

Following is the method of calculating ~~density in a community unit plan. Standards (A) and (B) are guidelines to determine a calculated~~ The maximum number of dwelling units for an amount of land area in a particular zoning district; however, the developer shall in no way assume that the City will grant the calculated maximum number of dwelling units. The City will also consider the character and density of the surrounding land area, the height, width, length and position of the proposed buildings, the proposed open space along the exterior limits of the C.U.P., ~~the usefulness of the proposed open space along the exterior limits of the C.U.P.~~, the usefulness of all the proposed open space, ~~the amount of ground~~ covered by proposed buildings and pavement, and traffic volume and circulation. AND THE TOTAL AREA

1.1 Maximum Density

A. The maximum density within the boundaries of a ~~community unit plan~~ CUP shall be calculated as follows:

~~1. If no public streets exist or are proposed within the boundaries of the community unit plan, the following densities will be used as a maximum base to determine the overall maximum number of permitted dwelling units:~~

~~a.~~ 1. AG Agriculture District - 0.055 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~b.~~ 2. AGR Agriculture Residential District - 0.27 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~c.~~ 3. R-1 Residential District - 3.87 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~d.~~ 4. R-2 Residential District - 5.80 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~e.~~ 5. R-3 Residential District - 6.96 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~f.~~ 6. R-4 Residential District - 13.93 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~g.~~ 7. R-5 Residential District - 29.04 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~h.~~ 8. R-6 Residential District - 48.4 dwelling units per acre ~~within the boundaries of the community unit plan~~.

~~2. If public streets exist or are proposed within the boundaries of the community unit plan, the following procedures will be used to determine the overall maximum number of permitted dwelling units:~~

~~Step 1 Total the square footage within the boundaries of the community unit plan excluding preexisting lakes, however, usable water bodies created by the developer and usable streambeds by people may be counted.~~

~~Step 2 Subtract the square footage of all existing and proposed dedicated street right-of-way.~~

~~Step 3 Calculate the square footage of all land area within 150 feet of an existing or proposed dedicated street right-of-way.~~

~~Step 4 Calculate the square footage of all land area beyond 150 feet of an existing or proposed dedicated street right-of-way. Multiply this figure by 0.8, except for AG, use 0.9.~~

~~Step 5 Add the result of Step 3 to the result of Step 4.~~

~~Step 6 Divide the sum of Step 5 by the minimum lot area of the district in which the community unit plan is located, using the minimum lot area requirements as follow for the respective~~

~~districts:~~

~~AG Result of Step 5 divided by 871,200 square feet = maximum # D.U.'s~~

~~AGR Result of Step 5 divided by 130,680 square feet = maximum # D.U.'s~~

~~R-1 Result of Step 5 divided by 9,000 square feet = maximum # D.U.'s~~

~~R-2 Result of Step 5 divided by 6,000 square feet = maximum # D.U.'s~~

~~R-3 Result of Step 5 divided by 5,000 square feet = maximum # D.U.'s~~

~~R-4 Result of Step 5 divided by 2,500 square feet = maximum # D.U.'s~~

~~R-5 Result of Step 2 divided by 1,100 square feet = maximum # D.U.'s~~

~~R-6 Result of Step 2 divided by 700 square feet = maximum # D.U.'s~~

~~*** Fractions of dwelling units are not counted.~~

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B. The ~~concentration of cluster of dwelling units~~ number of dwelling units per acre shall not exceed the following density:

1. AG Agriculture District - One (1) dwelling unit per acre with community sewer and water systems. However, if the individual septic tank and tile field sewer system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
2. AGR Agricultural Residential District - Three (3) dwelling units per acre with community sewer and water systems. However, if the individual septic tank and tile field system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
3. R-1 and R-2 Residential District - 12 dwelling units per acre.
4. R-3 Residential District - ~~15~~ 25 dwelling units per acre.
5. R-4 Residential District - ~~20~~ 30 dwelling units per acre.
6. R-5 Residential District - 45 dwelling units per acre.
7. R-6 Residential District - 75 dwelling units per acre.