Appendix A:
Housing Density Case Studies
1.1.1.1 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size:**
250' x 360'
90,000 sq.ft.
2.1 acres

**Gross Residential Area:**
116,000 sq.ft.
2.7 acres

**Lot Dimensions:**
20 @ 36' x 125'
4,500 sq.ft.

**Number of Units:**
20 @ 30' x 40'

**Net Dwelling Density:**
9.7 dwelling units/acre

**Gross Residential Density:**
7.4 dwelling units/acre

**Coverage:**
Net area = 0.27
Gross area = 0.21

**Floor Area Ratio:**
FAR = 0.27
1.1.1.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
200' x 475' 95,000 sq.ft.
2.2 acres

**Gross Residential Area:**
123,600 sq.ft. 2.8 acres

**Lot Dimensions:**
14 @ 50' x 100'
4 @ 62.5' x 100'
5,278 (average) sq.ft.

**Number of Units:**
18 @ 30' x 40'

**Net Dwelling Density:**
8.3 dwelling units/acre

**Gross Residential Density:**
6.5 dwelling units/acre

**Coverage:**
Net area = 0.23
Gross area = 0.17

**Floor Area Ratio:**
FAR = 0.23
1.1.1.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
350' x 400'
140,000 sq.ft.
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.
3.9 acres

**Lot Dimensions:**
12 @ 66.7 x 175'
11,667 sq.ft.

**Number of Units:**
12 @ 30' x 40'

**Net Dwelling Density:**
3.75 dwelling units/acre

**Gross Residential Density:**
3.1 dwelling units/acre

**Coverage:**
Net area = 0.10
Gross area = 0.08

**Floor Area Ratio:**
FAR = 0.10
1.1.2.1 housing density: case studies

Dwelling Form
- single family
- row housing
- garden apartments
- high-rise apartments

Unit Variable
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

Block Variable
- parallel
- perimeter
- penetrating

Lot Variable
- space between blgs
- site depth
- site width

Block Size
252' x 364'
86,688 sq.ft.
2.0 acres

Gross Residential Area:
112,128 sq.ft.
2.6 acres

Lot Dimensions:
4 @ 54' x 100'
8 @ 36' x 100'
8 @ 36' x 126'
4,334 (average) sq.ft.

Number of Units:
20 @ 30' x 40'

Net Dwelling Density:
10.1 dwelling units/acre

Gross Residential Density:
7.8 dwelling units/acre

Coverage:
Net area = 0.28
Gross area = 0.21

Floor Area Ratio:
FAR = 0.28
1.1.2.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
350' x 400'
140,000 sq.ft.
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.
3.9 acres

**Lot Dimensions:**
10 @ 70' x 150'
2 @ 100' x 175'
11,667 (average) sq.ft.

**Number of Units:**
12 @ 30' x 40'

**Net Dwelling Density:**
3.75 dwelling units/acre

**Gross Residential Density:**
3.1 dwelling units/acre

**Coverage:**
Net area = 0.10
Gross area = 0.08

**Floor Area Ratio:**
FAR = 0.10
1.1.2.3 housing density: case studies

Block Size
200' x 475'
95,000 sq.ft.
2.2 acres

Gross Residential Area:
123,600 sq.ft.
2.8 acres

Lot Dimensions:
8 @ 50' x 100'
8 @ 50' x 137.5
5,938 (average) sq.ft.

Number of Units:
16 @ 30' x 40'

Net Dwelling Density:
7.3 dwelling units/acre

Gross Residential Density:
5.6 dwelling units/acre

Coverage:
Net area = 0.20
Gross area = 0.16
Floor Area Ratio:
FAR = 0.20
### 1.1.3.1/3 housing density: case studies

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<thead>
<tr>
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</table>

**Block Size**
- 350' x 400'
- 124,146 sq.ft.
- 2.85 acres

**Gross Residential Area:**
- 171,600 sq.ft.
- 3.9 acres

**Lot Dimensions:**
- 26 @ 50' x 90' (typical)
- 4,500 (typical) sq.ft.

**Number of Units:**
- 26 @ 1,200 s.f.

**Net Dwelling Density:**
- 9.1 dwelling units/acre

**Gross Residential Density:**
- 6.6 dwelling units/acre

**Coverage:**
- Net area = 0.25
- Gross area = 0.18 Floor

**Area Ratio:**
- FAR = 0.25
### 1.1.3.1 housing density: case studies

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#### Block Size
- 420' x 420'
- 152,346 sq.ft.
- 3.6 acres

#### Gross Residential Area:
- 190,846 sq.ft.
- 4.4 acres

#### Lot Dimensions:
- 40' x 90' (typical)
- 4,010 (average) sq.ft.

#### Number of Units:
- 38 @ 1,200 sq.ft.

#### Net Dwelling Density:
- 10.6 dwelling units/acre

#### Gross Residential Density:
- 8.7 dwelling units/acre

#### Coverage:
- Net area = 0.30
- Gross area = 0.24

#### Floor Area Ratio:
- FAR = 0.30
1.2.1.2/3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

**Block Size:**
250' x 360'
90,000 sq.ft.
2.1 acres

**Gross Residential Area:**
116,000 sq.ft.
2.7 acres

**Lot Dimensions:**
12 @ 60'x 125'
7,500 sq.ft.

**Number of Units:**
12 @ 25' x 40'

**Net Dwelling Density:**
5.8 dwelling units/acre

**Gross Residential Density:**
4.4 dwelling units/acre

**Coverage:**
Net area = 0.18
Gross area = 0.14

**Floor Area Ratio:**
FAR = 0.18
### Dwelling Form
- single family
- row housing
- garden apartments
- high-rise apartments

### Unit Variable
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

### Block Variable
- parallel
- perimeter
- penetrating

### Lot Variable
- space between blgs
- site depth
- site width

---

**Block Size**
350' x 400'
140,000 sq.ft.
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.
3.9 acres

**Lot Dimensions:**
6 @ 133' x 175'
23,328 sq.ft.

**Number of Units:**
6 @ 25' x 40'

**Net Dwelling Density:**
1.9 dwelling units/acre

**Gross Residential Density:**
1.5 dwelling units/acre

**Coverage:**
Net area = 0.06
Gross area = 0.05

**Floor Area Ratio:**
FAR = 0.08
1.2.1.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
200' x 490'
98,000 sq.ft.
2.25 acres

**Gross Residential Area:**
127,200 sq.ft.
2.9 acres

**Lot Dimensions:**
14 @ 70' x 100'
7,000 sq.ft.

**Number of Units:**
14 @ 25' x 40'

**Net Dwelling Density:**
6.2 dwelling units/acre

**Gross Residential Density:**
4.8 dwelling units/acre

**Coverage:**
Net area = 0.19
Gross area = 0.15

**Floor Area Ratio:**
FAR = 0.28
1.2.2.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size:**
250' x 350'
87,500 sq.ft.
2.0 acres

**Gross Residential Area:**
113,000 sq.ft.
2.6 acres

**Lot Dimensions:**
6 @ 83.3' x 95'
4 @ 80' x 125'
8,750 (average) sq.ft.

**Number of Units:**
10 @ 25' x 40'

**Net Dwelling Density:**
5.0 dwelling units/acre

**Gross Residential Density:**
3.85 dwelling units/acre

**Coverage:**
Net area = 0.15
Gross area = 0.12

**Floor Area Ratio:**
FAR = 0.25
1.2.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable D**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
200' x 475'
95,000 sq.ft.
2.2 acres

**Gross Residential Area:**
123,600 sq.ft.
2.8 acres

**Lot Dimensions:**
8 @ 70' x 100'
6 @ 66.7' x 97.5'
6,786 (average) sq.ft.

**Number of Units:**
14 @ 25' x 40'

**Net Dwelling Density:**
6.4 dwelling units/acre

**Gross Residential Density:**
4.9 dwelling units/acre

**Coverage:**
Net area = 0.20
Gross area = 0.15

**Floor Area Ratio:**
FAR = 0.29
1.2.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
350' x 400'
140,000 sq.ft.
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.
3.9 acres

**Lot Dimensions:**
8 @ 87.5' x 150'
2 @ 100' x 175'
14,000 (average) sq.ft.

**Number of Units:**
10 @ 25' x 40'

**Net Dwelling Density:**
3.125 dwelling units/acre

**Gross Residential Density:**
2.5 dwelling units/acre

**Coverage:**
Net area = 0.09
Gross area = 0.08

**Floor Area Ratio:**
FAR = 0.14
1.2.3.3 housing density: case studies

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</table>

Block Size
520' x 350'
165,746 sq.ft.
3.8 acres

Gross Residential Area:
209,000 sq.ft.
4.8 acres

Lot Dimensions:
20 @ 70' x 115' (typical)
8,050 sq.ft. (typical)

Number of Units:
20 @ 25' x 40'

Net Dwelling Density:
5.2 dwelling units/acre

Gross Residential Density:
4.2 dwelling units/acre

Coverage:
Net area = 0.17
Gross area = 0.13

Floor Area Ratio:
FAR = 0.30
1.3.1.3 housing density: case studies

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</table>

Block Size:
250' x 330'
82,500 sq.ft.
1.9 acres

Gross Residential Area:
107,300 sq.ft.
2.5 acres

Lot Dimensions:
12 @ 55' x 125'
6,875 sq.ft.

Number of Units:
12 @ 25' x 40'

Net Dwelling Density:
6.4 dwelling units/acre

Gross Residential Density:
4.9 dwelling units/acre

Coverage:
Net area = 0.15
Gross area = 0.11

Floor Area Ratio:
FAR = 0.30
### 1.3.1.3 housing density: case studies

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</table>

#### Block Size
200' x 475'  
95,000 sq.ft.  
2.2 acres

#### Gross Residential Area:
123,600 sq.ft.  
2.8 acres

#### Lot Dimensions:
12 @ 79.2x 100'  
7,920 sq.ft.

#### Number of Units:
12 @ 25' x 40'

#### Net Dwelling Density:
5.5 dwelling units/acre

#### Gross Residential Density:
4.2 dwelling units/acre

#### Coverage:
Net area = 0.13  
Gross area = 0.1

#### Floor Area Ratio:
FAR = 0.26
1.3.1.2/3 housing density: case studies

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</table>

Block Size
700' x 400' +
280,000 sq.ft.
6.4 acres

Gross Residential Area:
n/a

Lot Dimensions:
6 @ 130' x 350'
45,500 sq.ft.

Number of Units:
6 @ 25' x 40'

Net Dwelling Density:
1.0 dwelling units/acre

Gross Residential Density:
1.0 dwelling units/acre

Coverage:
Net area = 0.02
Gross area = 0.02

Floor Area Ratio:
FAR = 0.04
1.3.2.1 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

- Block Size
  - 240' x 365'
  - 87,600 sq.ft.
  - 2.0 acres
- Gross Residential Area:
  - 113,400 sq.ft.
  - 2.6 acres
- Lot Dimensions:
  - 8 @ 60' x 100'
  - 6 @ 55' x 120'
  - 6,257 (average) sq.ft.
- Number of Units:
  - 14 @ 25' x 40'
- Net Dwelling Density:
  - 7.0 dwelling units/acre
- Gross Residential Density:
  - 5.4 dwelling units/acre
- Coverage:
  - Net area = 0.16
  - Gross area = 0.12
- Floor Area Ratio:
  - FAR = 0.32
### 1.3.2.1/2 housing density: case studies

#### Dwelling Form
- single family
- row housing
- garden apartments
- high-rise apartments

#### Unit Variable
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

#### Block Variable
- parallel
- perimeter
- penetrating

#### Lot Variable
- space between blgs
- site depth
- site width

---

**Block Size**
- 200' x 475'
- 95,000 sq.ft.
- 2.2 acres

**Gross Residential Area:**
- 123,600 sq.ft.
- 2.8 acres

**Lot Dimensions:**
- 6@ 75' x 100'
- 6@ 66.7' x 125'
- 7,917 (average) sq.ft.

**Number of Units:**
- 12 @ 25' x 40'

**Net Dwelling Density:**
- 5.5 dwelling units/acre

**Gross Residential Density:**
- 4.2 dwelling units/acre

**Coverage:**
- Net area = 0.13
- Gross area = 0.10

**Floor Area Ratio:**
- FAR = 0.26
1.3.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

**Block Size**
358' x 400'  
140,000 sq.ft.  
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.  
3.9 acres

**Lot Dimensions:**
6 @ 116.7' x 150'  
2 @ 100' x 175'  
17,500 (average) sq.ft.

**Number of Units:**
8 @ 25' x 40'

**Net Dwelling Density:**
2.5 dwelling units/acre

**Gross Residential Density:**
2.0 dwelling units/acre

**Coverage:**
Net area = 0.06  
Gross area = 0.05

**Floor Area Ratio:**
FAR = 0.11
1.3.3.1/3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 30' x 40' (bungalow)
- 25' x 40' (split level)
- 25' x 40' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

Block Size
420' x 530'
205,146 sq.ft.
4.7 acres

Gross Residential Area:
262,200 sq.ft.
6.0 acres

Lot Dimensions:
22 @ 45' x 90' (typical)
6@ 70' x 90'
6,838 (average) sq.ft.

Number of Units:
32 @ 25' x 40'

Net Dwelling Density:
6.4 dwelling units/acre

Gross Residential Density:
5.0 dwelling units/acre

Coverage:
Net area = 0.15
Gross area = 0.11

Floor Area Ratio:
FAR = 0.30
1.3.3.3 housing density: case studies

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Block Size
520' x 350'
167,346 sq.ft.
3.8 acres

Gross Residential Area:
208,000 sq.ft.
4.8 acres

Lot Dimensions:
16@ 87.5' x 115'
10,063 (typical) sq.ft.

Number of Units:
20 @ 25' x 40'

Net Dwelling Density:
4.2 dwelling units/acre

Gross Residential Density:
3.3 dwelling units/acre

Coverage:
Net area = 0.10
Gross area = 0.08

Floor Area Ratio:
FAR = 0.19
### 2.1.1.2 Housing density: case studies

<table>
<thead>
<tr>
<th>Dwelling Form</th>
<th>Unit Variable</th>
<th>Block Variable</th>
<th>Lot Variable</th>
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<tbody>
<tr>
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<td>- 12' x 30' (three story)</td>
<td>- parallel</td>
<td>- space between blgs</td>
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<tr>
<td>- row housing</td>
<td>- 18' x 22' (three story)</td>
<td>- perimeter</td>
<td>- site depth</td>
</tr>
<tr>
<td>- garden apartments</td>
<td>- 18' x 30' (two story)</td>
<td>- penetrating</td>
<td>- site width</td>
</tr>
<tr>
<td>- high-rise apartments</td>
<td>- 18' x 40' (two story)</td>
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<td></td>
<td>- 25' x 36' (two story)</td>
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</tbody>
</table>

**Block Size**

120' x 380'

45,600 sq.ft.

1.1 acres

**Gross Residential Area:**

67,200 sq.ft.

1.5 acres

**Lot Dimensions:**

56 @ 12' x 60'

4 @ 21' x 60'

720 (typical) sq.ft.

**Number of Units:**

60 @ 1,080 s.f.

**Net Dwelling Density:**

57.1 dwelling units/acre

**Gross Residential Density:**

39.0 dwelling units/acre

**Coverage:**

Net area = 0.47

Gross area = 0.32

**Floor Area Ratio:**

FAR = 1.4
2.1.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
220' x 380'
83,600 sq.ft.
1.9 acres

**Gross Residential Area:**
109,200 sq.ft.
2.5 acres

**Lot Dimensions:**
66 @ 12' x 70'
4 @ 32' x 70' 840 (typical)

**sq.ft.**

**Number of Units:**
70 @ 1,080 sq.ft.

**Net Dwelling Density:**
36.5 dwelling units/acre

**Gross Residential Density:**
28.0 dwelling units/acre

**Coverage:**
Net area = 0.30
Gross area = 0.23

**Floor Area Ratio:**
FAR = 0.90
2.2.1.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
120' x 380'
45,600 sq.ft.
1.1 acres

**Gross Residential Area:**
67,200 sq.ft.
1.5 acres

**Lot Dimensions:**
34 @ 18' x 60'
4 @ 28' x 60'
1,080 sq.ft.

**Number of Units:**
38 @ 792 sq.ft.

**Net Dwelling Density:**
36.2 dwelling units/acre

**Gross Residential Density:**
25.3 dwelling units/acre

**Coverage:**
Net area = 0.33
Gross area = 0.22

**Floor Area Ratio:**
FAR = 0.66
2.2.2.2 housing density: case studies

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</table>

Block Size
256' x 354'
90,624 sq.ft.
2.1 acres

Gross Residential Area:
116,624 sq.ft.
2.7 acres

Lot Dimensions:
46 @ 18' x 60'
4 @ 38' x 60'
1,080 (typical) sq.ft.

Number of Units:
50 @ 792 sq.ft.

Net Dwelling Density:
24.0 dwelling units/acre

Gross Residential Density:
18.7 dwelling units/acre

Coverage:
Net area = 0.22
Gross area = 0.17

Floor Area Ratio:
FAR = 0.44
### Housing Density: Case Studies

#### Dwelling Form
- Single family
- Row housing
- Garden apartments
- High-rise apartments

#### Unit Variable
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

#### Block Variable
- Parallel
- Perimeter
- Penetrating

#### Lot Variable
- Space between blgs
- Site depth
- Site width

---

**Block Size**

300' x 400'

120,000 sq.ft.

2.75 acres

**Gross Residential Area:**

149,600 sq.ft.

3.4 acres

**Lot Dimensions:**

76 @ 18' x 60'

4 @ 38' x 60'

1,080 (typical) sq.ft.

**Number of Units:**

80 @ 792 sq.ft.

**Net Dwelling Density:**

29.1 dwelling units/acre

**Gross Residential Density:**

23.3 dwelling units/acre

**Coverage:**

- Net area = 0.26
- Gross area = 0.21

**Floor Area Ratio:**

FAR = 0.52
2.2.3.3 housing density: case studies

<table>
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Block Size:
380' x 470'
146,880 sq.ft.
3.4 acres

Gross Residential Area:
182,480 sq.ft.
4.2 acres

Lot Dimensions:
86 @ 18' x 80'
6 @ 28' x 80'
2 @ 28' x 80'
1,440 (typical) sq.ft.

Number of Units:
94 @ 792 sq.ft.

Net Dwelling Density:
27.9 dwelling units/acre

Gross Residential Density:
22.4 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.20

Floor Area Ratio:
FAR = 0.5
2.3.1.3 housing density: case studies

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<tr>
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<tr>
<td>- space between lots</td>
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<tr>
<td>- site depth</td>
</tr>
<tr>
<td>- site width</td>
</tr>
</tbody>
</table>

Block Size
200' x 490'
98,000 sq.ft.
2.25 acres

Gross Residential Area:
127,200 sq.ft.
2.9 acres

Lot Dimensions:
46 @ 18' x 100'
4 @ 38' x 100'
1,800 (typical) sq.ft.

Number of Units:
50 @ 1,080 s.f.

Net Dwelling Density:
22.2 dwelling units/acre

Gross Residential Density:
D17.1 dwelling units/acre

Coverage:
Net area = 0.28
Gross area = 0.21

Floor Area Ratio:
FAR = 0.56
2.3.2.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
220' x 490'
107,800 sq.ft.
2.5 acres

**Gross Residential Area:**
137,800 sq.ft.
3.2 acres

**Lot Dimensions:**
46 @ 18' x 110'
4 @ 38' x 110'
1,980 sq.ft.

**Number of Units:**
50 @ 1080 sq.ft.

**Net Dwelling Density:**
20.2 dwelling units/acre

**Gross Residential Density:**
15.8 dwelling units/acre

**Coverage:**
Net area = 0.25
Gross area = 0.20

**Floor Area Ratio:**
FAR = 0.50
2.4.1.2 housing density: case studies

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<td>- 25' x 36' (two story)</td>
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</tbody>
</table>

Block Size
240' x 446'
107,040 sq.ft.
2.5 acres

Gross Residential Area:
136,000 sq.ft.
3.1 acres

Lot Dimensions:
40 @ 18' x 120'
4 @ 43' x 120'
2,160 (typical) sq.ft.

Number of Units:
44 @ 1,440 sq.ft.

Net Dwelling Density:
17.9 dwelling units/acre

Gross Residential Density:
14.1 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.23

Floor Area Ratio:
FAR = 0.60
2.4.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

**Block Size**
240' x 510'
122,400 sq.ft.
2.8 acres

**Gross Residential Area:**
154,000 sq.ft.
3.5 acres

**Lot Dimensions:**
48 @ 18' x 120'
4 @ 39' x 120'
2,160 (typical) sq.ft.

**Number of Units:**
52 @ 1,440 sq.ft.

**Net Dwelling Density:**
18.5 dwelling units/acre

**Gross Residential Density:**
14.7 dwelling units/acre

**Coverage:**
Net area = 0.31
Gross area = 0.24

**Floor Area Ratio:**
FAR = 0.62
### 2.4.3.2 housing density: case studies

<table>
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<td>- 25' x 36' (two story)</td>
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</table>

**Block Size**
455' x 490'
189,218 sq.ft.
4.3 acres

**Gross Residential Area:**
262,350 sq.ft.
6.0 acres

**Lot Dimensions:**
88 @ 18' x 90'
10 @ 38' x 90'
2 @ 28' x 90'
1,620 (typical) sq.ft.

**Number of Units:**
100 @ 1,440 sq.ft.

**Net Dwelling Density:**
23.0 dwelling units/acre

**Gross Residential Density:**
16.7 dwelling units/acre

**Coverage:**
Net area = 0.38
Gross area = 0.27

**Floor Area Ratio:**
FAR = 0.76
2.5.1.2 housing density: case studies

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Block Size
150' x 420'
63,000 sq.ft.
1.45 acres

Gross Residential Area:
87,400 sq.ft.
2.0 acres

Lot Dimensions:
36 @ 20' x 75'
4 @ 30' x 75'
1,500 (typical) sq.ft.

Number of Units:
40 @ 1,200 sq.ft.

Net Dwelling Density:
27.6 dwelling units/acre

Gross Residential Density:
20.0 dwelling units/acre

Coverage:
Net area = 0.38
Gross area = 0.27

Floor Area Ratio:
FAR = 0.76
2.5.1.2/3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
200' x 480'
96,000 sq.ft.
2.2 acres

**Gross Residential Area:**
124,800 sq.ft.
2.87 acres

**Lot Dimensions:**
42 @ 20' x 100'
4 @ 30' x 100'
2,000 sq.ft.

**Number of Units:**
46 @ 1,200 sq.ft.

**Net Dwelling Density:**
20.9 dwelling units/acre

**Gross Residential Density:**
16.0 dwelling units/acre

**Coverage:**
Net area = 0.29
Gross area = 0.22

**Floor Area Ratio:**
FAR = 0.58
2.5.2.2 housing density: case studies

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Block Size
240' x 360'
86,400 sq.ft.
1.9 acres

Gross Residential Area:
112,000 sq.ft.
2.6 acres

Lot Dimensions:
38 @ 20' x 80'
4 @ 30' x 80'
1,600 (typical) sq.ft.

Number of Units:
42 @ 1,200 sq.ft.

Net Dwelling Density:
21.2 dwelling units/acre

Gross Residential Density:
16.3 dwelling units/acre

Coverage:
Net area = 0.29
Gross area = 0.22

Floor Area Ratio:
FAR = 0.58
2.5.2.2/3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
200' x 480'
96,000 sq.ft.
2.2 acres

**Gross Residential Area:**
124,800 sq.ft.
2.9 acres

**Lot Dimensions:**
42 @ 20' x 100'
4 @ 30' x 100'
2,000 (typical) sq.ft.

**Number of Units:**
46 @ 1,200 sq.ft.

**Net Dwelling Density:**
20.9 dwelling units/acre

**Gross Residential Density:**
16.0 dwelling units/acre

**Coverage:**
- Net area = 0.31
- Gross area = 0.24

**Floor Area Ratio:**
FAR = 0.62
2.5.2.2/3 housing density: case studies

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Block Size
360' x 400'
144,000 sq.ft.
3.3 acres

Gross Residential Area:
176,000 sq.ft.
4.0 acres

Lot Dimensions:
48 @ 20' x 100'
4 @ 30' x 100'
2,000 (typical) sq.ft.

Number of Units:
52 @ 1,200 sq.ft.

Net Dwelling Density:
15.8 dwelling units/acre

Gross Residential Density:
12.9 dwelling units/acre

Coverage:
Net area = 0.22
Gross area = 0.18
Floor Area Ratio:
FAR = 0.44
2.5.3.2/3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

**Block Size**
440' x 480'
171,000 sq.ft.
3.9 acres

**Gross Residential Area:**
249,600 sq.ft.
5.7 acres

**Lot Dimensions:**
78 @ 20' x 90'
10 @ 30' x 90'
1,800 (typical) sq.ft.

**Number of Units:**
88 @ 1,200 sq.ft.

**Net Dwelling Density:**
22.4 dwelling units/acre

**Gross Residential Density:**
15.4 dwelling units/acre

**Coverage:**
Net area = 0.31
Gross area = 0.21

**Floor Area Ratio:**
FAR = 0.62
2.5.3.2 housing density: case studies

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Block Size:
250' x 340'
85,000 sq.ft.
1.95 acres

Gross Residential Area:
110,200 sq.ft.
2.5 acres

Lot Dimensions:
38 @ 20' x 75'
4 @ 30' x 75'
1,500 (typical) sq.ft.

Number of Units:
42 @ 1,200 sq.ft.

Net Dwelling Density:
21.5 dwelling units/acre

Gross Residential Density:
16.6 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.23

Floor Area Ratio:
FAR = 0.60
### 2.5.3.2 Housing Density: Case Studies

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**Block Size**
380' x 400'
152,000 sq.ft.
3.49 acres

**Gross Residential Area:**
184,800 sq.ft.
4.2 acres

**Lot Dimensions:**
60 @ 20' x 80'
8 @ 40' x 80'
1,600 (typical) sq.ft.

**Number of Units:**
68 @ 1200 sq.ft.

**Net Dwelling Density:**
19.5 dwelling units/acre

**Gross Residential Density:**
16.0 dwelling units/acre

**Coverage:**
Net area = 0.27
Gross area = 0.22

**Floor Area Ratio:**
FAR = 0.54
2.6.1.2 housing density: case studies

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Block Size
250' x 380'
95,000 sq.ft.
2.2 acres

Gross Residential Area:
121,800 sq.ft.
2.8 acres

Lot Dimensions:
30 @ 20' x 125'
4 @ 40' x 125'
2,500 (typical) sq.ft.

Number of Units:
34 @ 1,600 s.f.

Net Dwelling Density:
15.6 dwelling units/acre

Gross Residential Density:
12.1 dwelling units/acre

Coverage:
Net area = 0.29
Gross area = 0.22

Floor Area Ratio:
FAR = 0.58
2.7.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
- 370' x 395'
- 146,150 sq.ft.
- 3.4 acres

**Gross Residential Area:**
- 178,350 sq.ft.
- 4.1 acres

**Lot Dimensions:**
- 38 @ 25' x 100'
- 4 @ 35' x 100'
- 2,500 (typical) sq.ft.

**Number of Units:**
- 42 @ 1,500 sq.ft.

**Net Dwelling Density:**
- 12.5 dwelling units/acre

**Gross Residential Density:**
- 10.3 dwelling units/acre

**Coverage:**
- Net area = 0.22
- Gross area = 0.18

**Floor Area Ratio:**
- FAR = 0.44
**2.7.3.2/3 housing density: case studies**

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**Block Size**
285' x 345'
98,325 sq.ft.
2.3 acres

**Gross Residential Area:**
125,125 sq.ft.
2.9 acres

**Lot Dimensions:**
22 @ 25' x 80'
10 @ 25' x 93'
4 @ 35' x 80'
2,000 (typical) sq.ft.

**Number of Units:**
36 @ 1,500 sq.ft.

**Net Dwelling Density:**
15.9 dwelling units/acre

**Gross Residential Density:**
12.5 dwelling units/acre

**Coverage:**
Net area = 0.27
Gross area = 0.22

**Floor Area Ratio:**
FAR = 0.54
### 2.8.1.2 housing density: case studies

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### Block Size
150' x 360'
54,000 sq.ft.
1.2 acres

### Gross Residential Area:
76,000 sq.ft.
1.7 acres

### Lot Dimensions:
24 @ 25' x 75'
4 @ 35' x 75'
1,875 (typical) sq.ft.

### Number of Units:
28 @ 1,800 sq.ft.

### Net Dwelling Density:
22.6 dwelling units/acre

### Gross Residential Density:
16.1 dwelling units/acre

### Coverage:
Net area = 0.47
Gross area = 0.33

### Floor Area Ratio:
FAR = 0.94
### 2.8.1.2/3 housing density: case studies

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**Block Size**
250' x 370'
92,500 sq.ft.
2.1 acres

**Gross Residential Area:**
118,900 sq.ft.
2.7 acres

**Lot Dimensions:**
24 @ 25' x 125'
4 @ 35' x 125'
3,125 (typical) sq.ft.

**Number of Units:**
28 @ 1,800 sq.ft.

**Net Dwelling Density:**
13.2 dwelling units/acre

**Gross Residential Density:**
10.3 dwelling units/acre

**Coverage:**
Net area = 0.27
Gross area = 0.21

**Floor Area Ratio:**
FAR = 0.54
2.8.1.3 housing density: case studies

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Block Size
200' x 460'
92,000 sq.ft.
2.1 acres

Gross Residential Area:
120,000 sq.ft.
2.75 acres

Lot Dimensions:
32 @ 25' x 100'
4 @ 35' x 100'
2,500 (typical) sq.ft.

Number of Units:
36 @ 1,800 sq.ft.

Net Dwelling Density:
17.1 dwelling units/acre

Gross Residential Density:
13.1 dwelling units/acre

Coverage:
Net area = 0.29
Gross area = 0.22

Floor Area Ratio:
FAR = 0.58
2.8.2.2/3 housing density: case studies

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Block Size
170' x 485'
82,450 sq.ft.
1.9 acres

Gross Residential Area:
110,250 sq.ft.
2.5 acres

Lot Dimensions:
34 @ 25' x 85''
4 @ 35' x 85''
2,125 (typical) sq.ft.

Number of Units:
38 @ 1,800 sq.ft.

Net Dwelling Density:
20.1 dwelling units/acre

Gross Residential Density:
15.0 dwelling units/acre

Coverage:
Net area = 0.41
Gross area = 0.31

Floor Area Ratio:
FAR = 0.82
2.8.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 12' x 30' (three story)
- 18' x 22' (three story)
- 18' x 30' (two story)
- 18' x 40' (two story)
- 20' x 30' (two story)
- 20' x 40' (two story)
- 25' x 30' (two story)
- 25' x 36' (two story)

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- space between blgs
- site depth
- site width

---

**Block Size**
220' x 350'
77,000 sq.ft.
1.8 acres

**Gross Residential Area:**
101,400 sq.ft.
2.3 acres

**Lot Dimensions:**
24 @ 25' x 110'
4 @ 35' x 110'
2,750 (typical) sq.ft.

**Number of Units:**
28 @ 1,800 sq.ft.

**Net Dwelling Density:**
15.8 dwelling units/acre

**Gross Residential Density:**
12.1 dwelling units/acre

**Coverage:**
Net area = 0.33
Gross area = 0.25

**Floor Area Ratio:**
FAR = 0.66
## 2.8.3.3 Housing Density: Case Studies

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### Block Size
450' x 470'
179,900 sq.ft.
4.1 acres

### Gross Residential Area:
249,900 sq.ft.
5.7 acres

### Lot Dimensions:
64 @ 25' x 90'
8 @ 35' x 90'
2,250 (typical) sq.ft.

### Number of Units:
72 @ 1,800 sq.ft.

### Net Dwelling Density:
17.4 dwelling units/acre

### Gross Residential Density:
12.5 dwelling units/acre

### Coverage:
Net area = 0.36
Gross area = 0.26

### Floor Area Ratio:
FAR = 0.72
3.1.1.5 housing density: case studies

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<tr>
<td>- garden apartments</td>
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<td>- penetrating</td>
<td>- double loaded corridor</td>
</tr>
<tr>
<td>- high-rise apartments</td>
<td>- 1200 sq.ft.</td>
<td></td>
<td>- single loaded core</td>
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<td></td>
<td>- 1500 sq.ft.</td>
<td></td>
<td>- double loaded core</td>
</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size
385' x 400'
154,000 sq.ft.
3.5 acres

Gross Residential Area:
187,000 sq.ft.
4.3 acres

Number of Units:
144 @ 800 sq.ft.

Net Dwelling Density:
40.7 dwelling units/acre

Gross Residential Density:
33.6 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.21

Floor Area Ratio:
FAR = 0.75
3.1.2.5 housing density: case studies

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<tr>
<td></td>
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</table>

Block Size
390' x 530'
206,700 sq.ft.
4.75 acres

Gross Residential Area:
245,100 sq.ft.
5.6 acres

Number of Units:
216 @ 800 sq.ft.

Net Dwelling Density:
45.5 dwelling units/acre

Gross Residential Density:
38.4 dwelling units/acre

Coverage:
Net area = 0.28
Gross area = 0.24
Floor Area Ratio:
FAR = 0.84
3.1.3.5 housing density: case studies

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<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
240' x 580'
139,200 sq.ft.
3.2 acres

Gross Residential Area:
173,600 sq.ft.
4.0 acres

Number of Units:
120 @ 800 sq.ft.

Net Dwelling Density:
37.5 dwelling units/acre

Gross Residential Density:
30.1 dwelling units/acre

Coverage:
Net area = 0.21
Gross area = 0.17
Floor Area Ratio:
FAR = 0.62
3.2.1.3 housing density: case studies

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</table>

Block Size
325' x 500'
149,500 sq.ft.
3.4 acres

Gross Residential Area:
182,500 sq.ft.
4.2 acres

Number of Units:
120 @ 1,000 sq.ft.

Net Dwelling Density:
35.0 dwelling units/acre

Gross Residential Density:
28.6 dwelling units/acre

Coverage:
Net area = 0.34
Gross area = 0.28

Floor Area Ratio:
FAR = 1.02
3.2.2.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
310' x 460'
142,600 sq.ft.
3.3 acres

**Gross Residential Area:**
175,000 sq.ft.
4.02 acres

**Number of Units:**
108 @ 1,000 sq.ft.

**Net Dwelling Density:**
33.0 dwelling units/acre

**Gross Residential Density:**
26.9 dwelling units/acre

**Coverage:**
- Net area = 0.32
- Gross area = 0.26

**Floor Area Ratio:**
FAR = 0.95
3.2.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

**Block Size**
440' x 800'
228,800 sq.ft.
5.25 acres

**Gross Residential Area:**
268,800 sq.ft.
6.2 acres

**Number of Units:**
168 @ 1,000 sq.ft.

**Net Dwelling Density:**
32.0 dwelling units/acre

**Gross Residential Density:**
27.2 dwelling units/acre

**Coverage:**
Net area = 0.45
Gross area = 0.38

**Floor Area Ratio:**
FAR = 1.35
3.2.2.6 housing density: case studies

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<td>- complex</td>
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</table>

Block Size
380' x 410'
155,800 sq.ft.
3.6 acres

Gross Residential Area:
189,000 sq.ft.
4.3 acres

Number of Units:
24 @ 1,000 sq.ft.
24 @ 1,100 sq.ft.

Net Dwelling Density:
40.2 dwelling units/acre

Gross Residential Density:
33.2 dwelling units/acre

Coverage:
Net area = 0.35
Gross area = 0.29

Floor Area Ratio:
FAR = 1.03
3.2.3.3 housing density: case studies

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<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size
290' x 550'
159,500 sq.ft.
3.7 acres

Gross Residential Area:
194,700 sq.ft.
4.5 acres

Number of Units:
108 @ 1,000 sq.ft.

Net Dwelling Density:
29.5 dwelling units/acre

Gross Residential Density:
24.2 dwelling units/acre

Coverage:
Net area = 0.28
Gross area = 0.23

Floor Area Ratio:
FAR = 0.84
3.2.3.4 housing density: case studies

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</table>

Block Size
290' x 570'
165,300 sq.ft.
3.8 acres

Gross Residential Area:
201,300 sq.ft.
4.6 acres

Number of Units:
132 @ 1,000 sq.ft.

Net Dwelling Density:
34.8 dwelling units/acre

Gross Residential Density:
28.6 dwelling units/acre

Coverage:
Net area = 0.33
Gross area = 0.27

Floor Area Ratio:
FAR = 1.00
3.2.3.6 housing density: case studies

Dwelling Form
- single family
- row housing
- garden apartments
- high-rise apartments

Unit Variable
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

Block Variable
- parallel
- perimeter
- penetrating

Lot Variable
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

Block Size
340' x 460'
156,400 sq.ft.
3.6 acres

Gross Residential Area:
190,000 sq.ft.
4.4 acres

Number of Units:
120 @ approx 1,000 sq.ft.

Net Dwelling Density:
33.4 dwelling units/acre

Gross Residential Density:
27.5 dwelling units/acre

Coverage:
Net area = 0.29
Gross area = 0.24

Floor Area Ratio:
FAR = 0.87
### 3.3.1.1 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
350' x 400'
140,000 sq.ft.
3.2 acres

**Gross Residential Area:**
171,600 sq.ft.
3.9 acres

**Number of Units:**
96 @ 1,100 sq.ft.

**Net Dwelling Density:**
30.0 dwelling units/acre

**Gross Residential Density:**
28.0 dwelling units/acre

**Coverage:**
Net area = 0.32
Gross area = 0.26

**Floor Area Ratio:**
FAR = 0.96
3.3.1.4 housing density: case studies

<table>
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<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
210' x 400'
84,000 sq.ft.
1.93 acres

Gross Residential Area:
110,000 sq.ft.
2.5 acres

Number of Units:
72 @ 1,100 sq.ft.

Net Dwelling Density:
37.3 dwelling units/acre

Gross Residential Density:
28.5 dwelling units/acre

Coverage:
Net area = 0.31
Gross area = 0.27

Floor Area Ratio:
FAR = 0.94
3.3.1.5 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

Block Size
330' x 440'
145,200 sq.ft.
3.3 acres

Gross Residential Area:
177,600 sq.ft.
4.1 acres

Number of Units:
120@ 1,100 sq.ft.

Net Dwelling Density:
36.0 dwelling units/acre

Gross Residential Density:
29.4 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.25

Floor Area Ratio:
FAR = 0.90
3.3.2.1 housing density: case studies

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</tbody>
</table>

Block Size
300' x 400'
120,000 sq.ft.
2.75 acres

Gross Residential Area:
149,600 sq.ft.
3.4 acres

Number of Units:
72 @ 1,100 sq.ft.

Net Dwelling Density:
26.2 dwelling units/acre

Gross Residential Density:
21.0 dwelling units/acre

Coverage:
Net area = 0.24
Gross area = 0.19

Floor Area Ratio:
FAR = 0.72
3.3.2.4 housing density: case studies

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</table>

Block Size
270' x 450'
121,500 sq.ft.
2.8 acres

Gross Residential Area:
151,900 sq.ft.
3.5 acres

Number of Units:
84 @ 1,100 sq.ft.

Net Dwelling Density:
30.1 dwelling units/acre

Gross Residential Density:
24.1 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.20

Floor Area Ratio:
FAR = 0.76
3.3.2.5 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
530' x 570'
188,100 sq.ft.
4.3 acres

**Gross Residential Area:**
225,700 sq.ft.
5.2 acres

**Number of Units:**
168@ 1,100 sq.ft.

**Net Dwelling Density:**
38.9 dwelling units/acre

**Gross Residential Density:**
32.4 dwelling units/acre

**Coverage:**
Net area = 0.33
Gross area = 0.27

**Floor Area Ratio:**
FAR = 0.99
3.3.2.6 housing density: case studies

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Block Size
380' x 460'
174,800 sq.ft.
4.0 acres

Gross Residential Area:
210,000 sq.ft.
4.8 acres

Number of Units:
48 @ 1,100 sq.ft.

Net Dwelling Density:
35.9 dwelling units/acre

Gross Residential Density:
29.9 dwelling units/acre

Coverage:
Net area = 0.34
Gross area = 0.29

Floor Area Ratio:
FAR = 1.03
3.3.3.4 housing density: case studies

### Dwelling Form
- single family
- row housing
- garden apartments
- high-rise apartments

### Unit Variable
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

### Block Variable
- parallel
- perimeter
- penetrating

### Lot Variable
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
350' x 500'
175,000 sq.ft.
4.0 acres

**Gross Residential Area:**
209,160 sq.ft.
4.8 acres

**Number of Units:**
108@ 1,100 sq.ft.

**Net Dwelling Density:**
26.9 dwelling units/acre

**Gross Residential Density:**
22.5 dwelling units/acre

**Coverage:**
Net area = 0.23
Gross area = 0.19

**Floor Area Ratio:**
FAR = 0.68
3.3.3.5 housing density: case studies

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<td>- 1200 sq.ft.</td>
<td></td>
<td>- single loaded core</td>
</tr>
<tr>
<td></td>
<td>- 1500 sq.ft.</td>
<td></td>
<td>- double loaded core</td>
</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size
240' x 500'
120,000 sq.ft.
2.75 acres

Gross Residential Area:
151,200 sq.ft.
3.5 acres

Number of Units:
84 @ 1,100 sq.ft.

Net Dwelling Density:
30.5 dwelling units/acre

Gross Residential Density:
24.2 dwelling units/acre

Coverage:
Net area = 0.28
Gross area = 0.22

Floor Area Ratio:
FAR = 0.84
3.3.3.5 housing density: case studies

<table>
<thead>
<tr>
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<tr>
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<td>- 1000 sq.ft.</td>
<td>- perimeter</td>
<td>- single loaded corridor</td>
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<tr>
<td>- garden apartments</td>
<td>- 1100 sq.ft.</td>
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<td>- double loaded corridor</td>
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<tr>
<td>- high-rise apartments</td>
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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
280' x 560'
156,800 sq.ft.
3.6 acres

Gross Residential Area:
192,000 sq.ft.
4.4 acres

Number of Units:
108 @ 1,100 sq.ft.

Net Dwelling Density:
30.0 dwelling units/acre

Gross Residential Density:
24.5 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.21

Floor Area Ratio:
FAR = 0.75
3.3.3.6 housing density: case studies

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<td>- double loaded core</td>
</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
300' x 460'
138,000 sq.ft.
3.2 acres

Gross Residential Area:
170,000 sq.ft.
3.9 acres

Number of Units:
48 @ 1,100 sq.ft.

Net Dwelling Density:
30.3 dwelling units/acre

Gross Residential Density:
24.6 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.24

Floor Area Ratio:
FAR = 0.89
### 3.4.1.2 Housing Density: Case Studies

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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

**Block Size**
- 250' x 370'
- 92,500 sq.ft.
- 2.1 acres

**Gross Residential Area:**
- 118,900 sq.ft.
- 2.7 acres

**Number of Units:**
- 66 @ 1,200 sq.ft.

**Net Dwelling Density:**
- 31.1 dwelling units/acre

**Gross Residential Density:**
- 24.2 dwelling units/acre

**Coverage:**
- Net area = 0.36
- Gross area = 0.28

**Floor Area Ratio:**
- FAR = 1.1
3.5.1.3 housing density: case studies

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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
285' x 300'
85,500 sq.ft.
1.9 acres

Gross Residential Area:
110,500 sq.ft.
2.5 acres

Number of Units:
48 @ 1,500 sq.ft.

Net Dwelling Density:
24.5 dwelling units/acre

Gross Residential Density:
18.9 dwelling units/acre

Coverage:
Net area = 0.36
Gross area = 0.28
Floor Area Ratio:
FAR = 1.1
3.5.2.2 housing density: case studies

<table>
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<td>high-rise apartments</td>
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<td>single loaded core</td>
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<tr>
<td></td>
<td>1500 sq.ft.</td>
<td></td>
<td>double loaded core</td>
</tr>
<tr>
<td></td>
<td>1650 sq.ft.</td>
<td></td>
<td>complex</td>
</tr>
</tbody>
</table>

Block Size
300' x 440'
132,000 sq.ft.
3.1 acres

Gross Residential Area:
163,200 sq.ft.
3.75 acres

Number of Units:
72 @ 1,500 sq.ft.

Net Dwelling Density:
23.8 dwelling units/acre

Gross Residential Density:
19.2 dwelling units/acre

Coverage:
Net area = 0.27
Gross area = 0.22

Floor Area Ratio:
FAR = 0.81
3.5.2.3 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
450' x 450'
202,500 sq.ft.
4.7 acres

**Gross Residential Area:**
240,100 sq.ft.
5.5 acres

**Number of Units:**
96 @ 1,500 sq.ft.

**Net Dwelling Density:**
20.7 dwelling units/acre

**Gross Residential Density:**
17.5 dwelling units/acre

**Coverage:**
Net area = 0.31
Gross area = 0.26

**Floor Area Ratio:**
FAR = 0.93
3.5.2.6 housing density: case studies

<table>
<thead>
<tr>
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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size
430' x 440'
189,200 sq.ft.
4.3 acres

Gross Residential Area:
225,600 sq.ft.
5.2 acres

Number of Units:
96 @ approx. 1,650 sq.ft.

Net Dwelling Density:
22.1 dwelling units/acre

Gross Residential Density:
18.5 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.26

Floor Area Ratio:
FAR = 0.91
3.5.3.3 housing density: case studies

<table>
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</tr>
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<td></td>
<td>- 1500sq.ft.</td>
<td></td>
<td>- double loaded core</td>
</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size:
320' x 450'
144,000 sq.ft.
3.3 acres

Gross Residential Area:
176,400 sq.ft.
4.1 acres

Number of Units:
72 @ 1,500 sq.ft.

Net Dwelling Density:
21.8 dwelling units/acre

Gross Residential Density:
17.8 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.20

Floor Area Ratio:
FAR = 0.75
3.5.3.4 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
375' x 510'
191,250 sq.ft.
4.4 acres

**Gross Residential Area:**
228,250 sq.ft.
5.2 acres

**Number of Units:**
90 @ 1,500 sq.ft.

**Net Dwelling Density:**
20.5 dwelling units/acre

**Gross Residential Density:**
17.2 dwelling units/acre

**Coverage:**
Net area = 0.24
Gross area = 0.20

**Floor Area Ratio:**
FAR = 0.72
3.6.1.1 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
380' x 390'
148,200 sq.ft.
3.4 acres

**Gross Residential Area:**
180,600 sq.ft.
4.2 acres

**Number of Units:**
72 @ 1,650 sq.ft.

**Net Dwelling Density:**
21.0 dwelling units/acre

**Gross Residential Density:**
17.35 dwelling units/acre

**Coverage:**
Net area = 0.28
Gross area = 0.23

**Floor Area Ratio:**
FAR = 0.84
### 3.6.1.4 Housing Density: Case Studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

---

**Block Size**
300' x 480'
144,000 sq.ft.
3.3 acres

**Gross Residential Area:**
176,800 sq.ft.
4.1 acres

**Number of Units:**
72 @ 1,650 sq.ft.

**Net Dwelling Density:**
21.75 dwelling units/acre

**Gross Residential Density:**
17.7 dwelling units/acre

**Coverage:**
Net area = 0.27
Gross area = 0.22

**Floor Area Ratio:**
FAR = 0.82
3.6.1.4 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

<table>
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</tr>
<tr>
<td>- double loaded core</td>
</tr>
<tr>
<td>- complex</td>
</tr>
</tbody>
</table>

**Block Size**
250' x 460'
115,000 sq.ft.
2.6 acres

**Gross Residential Area:**
145,000 sq.ft.
3.3 acres

**Number of Units:**
60 @ 1,650 sq.ft.

**Net Dwelling Density:**
22.7 dwelling units/acre

**Gross Residential Density:**
18.0 dwelling units/acre

**Coverage:**
Net area = 0.35
Gross area = 0.28

**Floor Area Ratio:**
FAR = 1.04
3.6.2.1 housing density: case studies

<table>
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<td>- garden apartments</td>
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<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
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</tbody>
</table>

Block Size
370' x 500'
185,000 sq.ft.
4.25 acres

Gross Residential Area:
221,400 sq.ft.
5.1 acres

Number of Units:
72 @ 1,650 sq.ft.

Net Dwelling Density:
16.9 dwelling units/acre

Gross Residential Density:
14.2 dwelling units/acre

Coverage:
Net area = 0.23
Gross area = 0.19

Floor Area Ratio:
FAR = 0.68
3.6.2.4 housing density: case studies

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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
</tbody>
</table>

Block Size
320' x 530'
169,600 sq.ft.
3.9 acres
Gross Residential Area:
205,200 sq.ft.
4.7 acres
Number of Units:
84 @ 1,650 sq.ft.
Net Dwelling Density:
21.6 dwelling units/acre
Gross Residential Density:
17.8 dwelling units/acre
Coverage:
Net area = 0.27
Gross area = 0.23
Floor Area Ratio:
FAR = 0.81
3.6.3.4 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

**Block Size**
410' x 580'
237,800 sq.ft.
5.5 acres

**Gross Residential Area:**
279,000 sq.ft.
6.4 acres

**Number of Units:**
108@ 1,650 sq.ft.

**Net Dwelling Density:**
19.8 dwelling units/acre

**Gross Residential Density:**
16.8 dwelling units/acre

**Coverage:**
Net area = 0.25
Gross area = 0.21

**Floor Area Ratio:**
FAR = 0.75
3.6.3.5 housing density: case studies

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</tr>
<tr>
<td></td>
<td>- 1650 sq.ft.</td>
<td></td>
<td>- complex</td>
</tr>
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</table>

Block Size
300' x 650'
195,000 sq.ft.
4.5 acres

Gross Residential Area:
234,600 sq.ft.
5.4 acres

Number of Units:
84 @ 1,650 sq.ft.

Net Dwelling Density:
18.75 dwelling units/acre

Gross Residential Density:
15.6 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.21

Floor Area Ratio:
FAR = 0.75
3.6.3.6 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 800 sq.ft.
- 1000 sq.ft.
- 1100 sq.ft.
- 1200 sq.ft.
- 1500 sq.ft.
- 1650 sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- single loaded core
- double loaded core
- complex

Block Size
440' x 500'
220,000 sq.ft.
5.1 acres

Gross Residential Area:
259,200 sq.ft.
5.95 acres

Number of Units:
96 @ approx. 1,650 sq.ft.

Net Dwelling Density:
19.0 dwelling units/acre

Gross Residential Density:
16.1 dwelling units/acre

Coverage:
Net area = 0.27
Gross area = 0.23

Floor Area Ratio:
FAR = 0.81
4.1.2.2 housing density: case studies

<table>
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Block Size
200' x 220'
46,000 sq.ft.
1.06 acres

Gross Residential Area:
64,800 sq.ft.
1.5 acres

Number of Units:
120 @ 600 sq.ft.

Net Dwelling Density:
113 dwelling units/acre

Gross Residential Density:
80 dwelling units/acre

Coverage:
Net area = 0.21
Gross area = 0.15

Floor Area Ratio:
FAR = 2.47
4.2.2.2 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 600sq.ft.
- 700sq.ft.
- 800sq.ft.
- 900sq.ft.
- 1000sq.ft.
- 1100sq.ft.
- 1200sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- complex

---

**Block Size**
250' x 150'
37,500 sq.ft.
0.86 acres

**Gross Residential Area:**
49,300 sq.ft.
1.13 acres

**Number of Units:**
5 x 10 stories @ 700 sq.ft.

**Net Dwelling Density:**
58.0 dwelling units/acre

**Gross Residential Density:**
44.0 dwelling units/acre

**Coverage:**
Net area = 0.20
Gross area = 0.16

**Floor Area Ratio:**
FAR = 2.40
4.3.2.1 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 600 sq. ft.
- 700 sq. ft.
- 800 sq. ft.
- 900 sq. ft.
- 1000 sq. ft.
- 1100 sq. ft.
- 1200 sq. ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- complex

---

**Block Size**
340' x 340'
115,600 sq. ft.
2.7 acres

**Gross Residential Area:**
144,400 sq. ft.
3.3 acres

**Number of Units:**
120 @ 800 sq. ft.

**Net Dwelling Density:**
59.3 dwelling units/acre

**Gross Residential Density:**
48.5 dwelling units/acre

**Coverage:**
Net area = 0.12
Gross area = 0.10

**Floor Area Ratio:**
FAR = 1.25
### 4.3.2.3 Housing Density: Case Studies

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**Block Size**
- 225' x 250'
- 56,250 sq.ft.
- 1.29 acres

**Gross Residential Area:**
- 78,850 sq.ft.
- 1.76 acres

**Number of Units:**
- 210 @ 800 sq.ft.

**Net Dwelling Density:**
- 163 dwelling units/acre

**Gross Residential Density:**
- 119 dwelling units/acre

**Coverage:**
- Net area = 0.42
- Gross area = 0.30

**Floor Area Ratio:**
- FAR = 2.99
4.3.3.4 housing density: case studies

**Dwelling Form**
- single family
- row housing
- garden apartments
- high-rise apartments

**Unit Variable**
- 600sq.ft.
- 700sq.ft.
- 800sq.ft.
- 900sq.ft.
- 1000sq.ft.
- 1100sq.ft.
- 1200sq.ft.

**Block Variable**
- parallel
- perimeter
- penetrating

**Lot Variable**
- point
- single loaded corridor
- double loaded corridor
- complex

---

**Block Size**
250' x 400'
100,000 sq.ft.
2.3 acres

**Gross Residential Area:**
127,000 sq.ft.
2.9 acres

**Number of Units:**
192 @ 800 sq.ft.

**Net Dwelling Density:**
83.5 dwelling units/acre

**Gross Residential Density:**
66.2 dwelling units/acre

**Coverage:**
Net area = 0.25
Gross area = 0.20

**Floor Area Ratio:**
FAR = 1.43
4.4.1.3 housing density: case studies

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<td>- 1200sq.ft.</td>
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Block Size
290' x 400'
116,000 sq.ft.
2.7 acres

Gross Residential Area:
145,200 sq.ft.
3.3 acres

Number of Units:
2 Towers: 26 stories x 8 units @ 900 sq.ft.

Net Dwelling Density:
154 dwelling units/acre

Gross Residential Density:
126 dwelling units/acre

Coverage:
Net area = 0.12
Gross area = 0.10

Floor Area Ratio:
FAR = 3.23
4.4.2.4 housing density: case studies

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Block Size
350' x 375'
131,250 sq.ft.
3.01 acres

Gross Residential Area:
161,850 sq.ft.
3.7 acres

Number of Units:
Tower: 15 stories x 8 units
@ 800 sq.ft.
Block: 3 stories x 26 units
@ 1000 sq.ft.

Net Dwelling Density:
65.8 dwelling units/acre

Gross Residential Density:
53.5 dwelling units/acre

Coverage:
Net area = 0.25
Gross area = 0.20

Floor Area Ratio:
FAR = 1.31
### 4.5.2.1 Housing Density: Case Studies

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**Block Size**
- 400' x 460'
- 184,000 sq.ft.
- 4.2 acres

**Gross Residential Area:**
- 220,000 sq.ft.
- 5.1 acres

**Number of Units:**
- 30 stories x 8 units @ 1000 sq.ft.

**Net Dwelling Density:**
- 171 dwelling units/acre

**Gross Residential Density:**
- 141 dwelling units/acre

**Coverage:**
- Net area = 0.12
- Gross area = 0.10

**Floor Area Ratio:**
- FAR = 3.64
4.6.2.1 housing density: case studies

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Block Size
225' x 325'
73,125 sq.ft.
1.67 acres

Gross Residential Area:
97,200 sq.ft.

2.23 acres

Number of Units:
60 @ 1100 sq.ft (15 stories)

Net Dwelling Density:
36 dwelling units/acre

Gross Residential Density:
27 dwelling units/acre

Coverage:
Net area = 0.30
Gross area = 0.23

Floor Area Ratio:
FAR = 4.60
4.7.1.3 housing density: case studies

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Block Size
280' x 350'
98,800 sq.ft.
2.25 acres

Gross Residential Area:
124,800 sq.ft.
2.9 acres

Number of Units:
144 @ 1200 sq.ft.

Net Dwelling Density:
64 dwelling units/acre

Gross Residential Density:
49.7 dwelling units/acre

Coverage:
Net area = 0.15
Gross area = 0.17

Floor Area Ratio:
FAR = 1.76