

Appendix K: Base Density Calculation Matrix

Parcel	Zone	Site Plan (if avail.)	Current Lot Area	Previous Dedication	Gross Lot Area	Proposed Dedication	Net Lot Area	Development Method	Max. FAR by Zone	Max. Allowable Optional Method Density	Max. Allowable Standard Method Density	Density Already Built	Remaining Transfer Density	Maximum Total Density (Before Bonuses)
1	CBD-2		9374	8974	18348	1573	7801	Standard	3	55044	13800	41244	41244	
2	CBD-1		6500	2800	9300	250	6250	Optional	3	27900				27900
3	CBD-1		14400	3000	17400	600	13800	Optional	3	52200				52200
4	CBD-1		6079	1216	7295	0	6079	Optional	3	21885				21885
5	CBD-1		14116	303	14419	0	14116	Optional	3	43257				43257
6	CBD-1		4200	0	4200	0	4200	Optional	3	12600				12600
7	CBD-1		7800	750	8550	150	7650	Optional	3	25650				25650
8	CBD-1		6300	1200	7500	0	6300	Optional	3	22500				22500
9	CBD-1		3953	0	3953	0	3953	Optional	3	11859				11859
10	CBD-1		4000	0	4000	0	4000	Optional	3	12000				12000
11	CBD-1		2405	481	2886	0	2405	Optional	3	8658				8658
12	CBD-1		2400	0	2400	0	2400	Optional	3	7200				7200
13	CBD-1		3200	0	3200	0	3200	Optional	3	9600				9600
14	CBD-1		3200	800	4000	0	3200	Optional	3	12000				12000
15	CBD-1		3200	0	3200	0	3200	Optional	3	9600				9600
16	CBD-1		3200	0	3200	0	3200	Optional	3	9600				9600
17	CBD-1		2496	500	2996	0	2496	Optional	3	8988				8988
18	CBD-1		4000	500	4500	0	4000	Optional	3	13500				13500
19	CBD-1		2334	2300	4634	0	2334	Optional	3	13902				13902
20	CBD-1	820050210	9460	3581	13041	0	9460	Standard	2	26082	6847	19235	19235	
21	CBD-1		23500	6350	29850	2000	21500	Optional	3	89550				89550
22	CBD-1		6000	1250	7250	500	5500	Optional	3	21750				21750
23	CBD-1		6000	1250	7250	500	5500	Optional	3	21750				21750
24	CBD-1		3104	0	3104	0	3104	Optional	3	9312				9312
25	CBD-1		6000	1250	7250	500	5500	Optional	3	21750				21750
26	CBD-1		15000	3125	18125	1250	13750	Optional	3	54375				54375
27	CBD-1		6000	1250	7250	500	5500	Standard	2	14500	0	14500	14500	
28	CBD-1		2400	0	2400	0	2400	Optional	3	7200				7200
29	CBD-1		0	1072	1072	0	0	Optional	3	3216				3216
Total			180621	41952	222573		172798			551802	0		74979	626781