

Compact development

NPDp2 | Required

Intent

Conserve land. Promote livability, transportation efficiency, and walkability.

Requirements

Build any residential components of the project at an average density of seven or more dwelling units per acre of buildable land available for residential uses;

AND

Build any non-residential components of the project at an average density of 0.50 FAR or greater per acre of buildable land available for non-residential uses.

If the project location is serviced by a transit agency which has specified minimum service densities that are greater than the densities required by this prerequisite, then the project must meet the transit agency's minimum service densities instead.

The specified average density must be achieved by the point in the project's construction at which 50% of dwelling units are built, or within five years of the date that the first building is occupied, whichever is longer.