23-24 - Special Provisions for Buildings Containing Multiple Uses
In all districts, as indicated, for zoning lots with buildings containing multiple uses or multiple buildings with different uses, the maximum number of dwelling units permitted on the zoning lot shall equal the maximum residential floor area permitted on the zoning lot, divided by the applicable factor in Section 23-22 (Maximum Number of Dwelling Units). For the purposes of such calculation, the maximum residential floor area permitted on the zoning lot shall equal the applicable total floor area permitted on the zoning lot, minus the amount of non-residential floor area and floor area allocated to affordable independent residences for seniors. Where floor area in a building is shared by multiple uses, the floor area for such shared portion shall be attributed to each use proportionately, based on the percentage each use occupies of the total floor area of the zoning lot, less any shared floor area.

Illustrative Examples

The following examples, although not part of the Zoning Resolution, are included to demonstrate the application of density regulations to buildings or zoning lots containing multiple uses.

For a 25,000 square foot zoning lot outside a predominantly built-up area of an R5 District, the owner is looking to construct two buildings of similar size — one that is a mix of affordable independent residences for seniors and community facility uses and one that is exclusively residential uses other than affordable independent residences for seniors. For this zoning lot, the maximum permitted community facility FAR is 2.0, the maximum permitted FAR for affordable independent residences for seniors is 1.95 and the maximum permitted FAR for other residential uses is 1.25, provided the total FAR for all uses on the zoning lot does not exceed 2.0, pursuant to Section 23-14. If this zoning lot is developed with 0.25 FAR of community facility use and 0.75 FAR of affordable independent residences for seniors, the maximum residential floor area ratio for residences other than affordable independent residences for seniors permitted for the residential building is 1.0. The maximum number of dwelling units permitted on the zoning lot is 33 (25,000 x 1.0 divided by a factor of 760, pursuant to Section 23-22).

For a 10,000 square foot zoning lot in an R8A District, the owner is looking to construct a building with a mix of community facility and residential uses. For this zoning lot, the maximum permitted community facility FAR is 6.5 and the maximum permitted FAR for residential uses is 6.02, provided the total FAR for all uses on the zoning lot does not exceed 6.5, pursuant to Section 23-15. If this zoning lot is developed with 1.0 FAR of community facility use, the maximum residential floor area ratio permitted for such building is 5.5. The maximum number of dwelling units permitted on the zoning lot is 81 (10,000 x 5.5 divided by a factor of 680, pursuant to Section 23-22).