

Scenarios for Proposed Density Bonus Amendment to Section VII.2-5,G. (see "Response to Comments Document" for text)

Regulatory Assumptions

Special Permit Threshold: 5 Units
 Inclusionary Percentage: 20%

Zoning District Assumption

District : R20
 District Density (1 Unit /): 20,000 sq. ft.

Baseline Density Calculation

Calculation for Assumed Zoning District: 2.18 Units/acre

Number of Units Proposed ¹	Min. Land Area Required for Development ²		Development Unit Mix					Bonus Analysis ⁸			
	Sq. Ft.	Acres	Required Number of Affordable Units ³	Base Number of Market Rate Units ⁴	Number of Bonus Units ⁵	Total Number of Units ⁶	Base % of Affordable Units ⁷	Resulting Total Project Density (Units/Ac.) ⁹	R# ¹⁰	Increase in Density (Units /Ac.) ¹¹	% Increase Over By-Right Density ¹²
5	100,000	2.30	1	4	2	7	14%	3.05	14	0.87	40%
6	120,000	2.75	1	5	2	8	13%	2.90	15	0.73	33%
7	140,000	3.21	1	6	2	9	11%	2.80	16	0.62	29%
8	160,000	3.67	2	6	4	12	17%	3.27	13	1.09	50%
9	180,000	4.13	2	7	4	13	15%	3.15	14	0.97	44%
10	200,000	4.59	2	8	4	14	14%	3.05	14	0.87	40%
11	220,000	5.05	2	9	4	15	13%	2.97	15	0.79	36%
12	240,000	5.51	2	10	4	16	13%	2.90	15	0.73	33%
13	260,000	5.97	3	10	6	19	16%	3.18	14	1.01	46%
14	280,000	6.43	3	11	6	20	15%	3.11	14	0.93	43%
15	300,000	6.89	3	12	6	21	14%	3.05	14	0.87	40%
16	320,000	7.35	3	13	6	22	14%	2.99	15	0.82	38%
17	340,000	7.81	3	14	6	23	13%	2.95	15	0.77	35%
18	360,000	8.26	4	14	8	26	15%	3.15	14	0.97	44%
19	380,000	8.72	4	15	8	27	15%	3.10	14	0.92	42%
20	400,000	9.18	4	16	8	28	14%	3.05	14	0.87	40%

Notes:

- ¹ Number of lots/units proposed in a hypothetical development
- ² Minimum land area required based upon the Units proposed for the assumed Zoning District (Units x District Density Requirement)
- ³ Calculation: Number of Units Proposed x assumed Inclusionary Percentage, rounded to nearest whole number (as defined in Bylaw)
- ⁴ Calculation: Number of Units Proposed - Required Number of Affordable Units
- ⁵ Calculation: Required Number of Affordable Units x 2 (as proposed in Amendment to Draft Bylaw Text)
- ⁶ Calculation: Required Number of Affordable Units + Base Number of Market Rate Units + Number of Bonus Units
- ⁷ Calculation: Required Number of Affordable Units ÷ Total Number of Units
- ⁸ This section is intended to illustrate the resulting density impacts via three different metrics
- ⁹ Density expressed as Units / Acre (Total Number of Units ÷ Minimum Land Area Required) for comparison with Density for assumed Zoning District (Baseline)
- ¹⁰ The intent of the R# is to provide a reference value for comparison purposes in the context of Chatham Zoning District densities (i.e., R20, R30, etc.)
Example - An R# of 15 approximates an "Effective" Zoning District of 1 Unit / 15,000 s.f. or "R15" (43.56 ÷ Resulting Total Project Density)
- ¹¹ Calculation: Resulting Total Project Density - Zoning District Density
- ¹² Percent increase in density over that allowed by right in the assumed Zoning District (Increase in Density ÷ Baseline Zoning District Density)