

Chapter 18.715
DENSITY COMPUTATIONS

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18.715.010 Purpose

The purpose of this chapter is to implement the comprehensive plan by establishing the criteria for determining the number of dwelling units permitted.

18.715.020 Density Calculation

A. Definition of net development area. Net development area, in acres, shall be determined by subtracting the following land area(s) from the total site acres:

1. All sensitive land areas:
 - a. Land within the 100-year floodplain,
 - b. Land or slopes exceeding 25%,
 - c. Drainage ways, and
 - d. Wetlands,
 - e. Optional: Significant tree groves or habitat areas, as designated on the City of Tigard “Significant Tree Grove Map” or “Significant Habitat Areas Map”;
2. All land dedicated to the public for park purposes;
3. All land dedicated for public rights-of-way. When actual information is not available, the following formulas may be used:
 - a. Single-family development: allocate 20% of gross acreage,
 - b. Multifamily development: allocate 15% of gross acreage or deduct the actual private drive area;
4. All land proposed for private streets; and
5. A lot of at least the size required by the applicable base zoning district, if an existing dwelling is to remain on the site.

B. Calculating maximum number of residential units. To calculate the maximum number of residential units per net acre, divide the number of square feet in the net acres by the minimum number of square feet required for each lot in the applicable zoning district.

- C. Calculating minimum number of residential units. As required by Section 18.510.040, the minimum number of residential units per net acre shall be calculated by multiplying the maximum number of units determined in subsection B of this section by 80% (0.8). (Ord. 12-09 §1; Ord. 09-13)

18.715.030 Residential Density Transfer

A. Rules governing residential density transfer.

1. The units per acre calculated by subtracting land areas listed in 18.715.020.A.1.a—c from the gross acres may be transferred to the remaining buildable land areas subject to the following limitations:
 - a. The number of units which can be transferred is limited to the number of units which would have been allowed on 25% of the unbuildable area if not for these regulations; and
 - b. The total number of units per site does not exceed 125% of the maximum number of units per gross acre permitted for the applicable comprehensive plan designation.
 2. Wetlands. Units per acre calculated by subtracting land areas listed in 18.715.020.A.1.d from the gross acres may be transferred to the remaining buildable land areas on land zoned R-12, R-25, and R-40 subject to the following limitations:
 - a. The number of units which can be transferred is limited to the number of units which would have been allowed on the wetland area, if not for these regulations;
 - b. The total number of units per site does not exceed the maximum number of units per gross acre permitted for the applicable comprehensive plan designation.
- B. Underlying development standards. All density transfer development proposals shall comply with the development standards of the applicable underlying zoning district unless developed under the provisions of Chapter 18.350, Planned Development. (Ord. 09-13; Ord. 06-20) ■