

URG General Methodology, Part 1

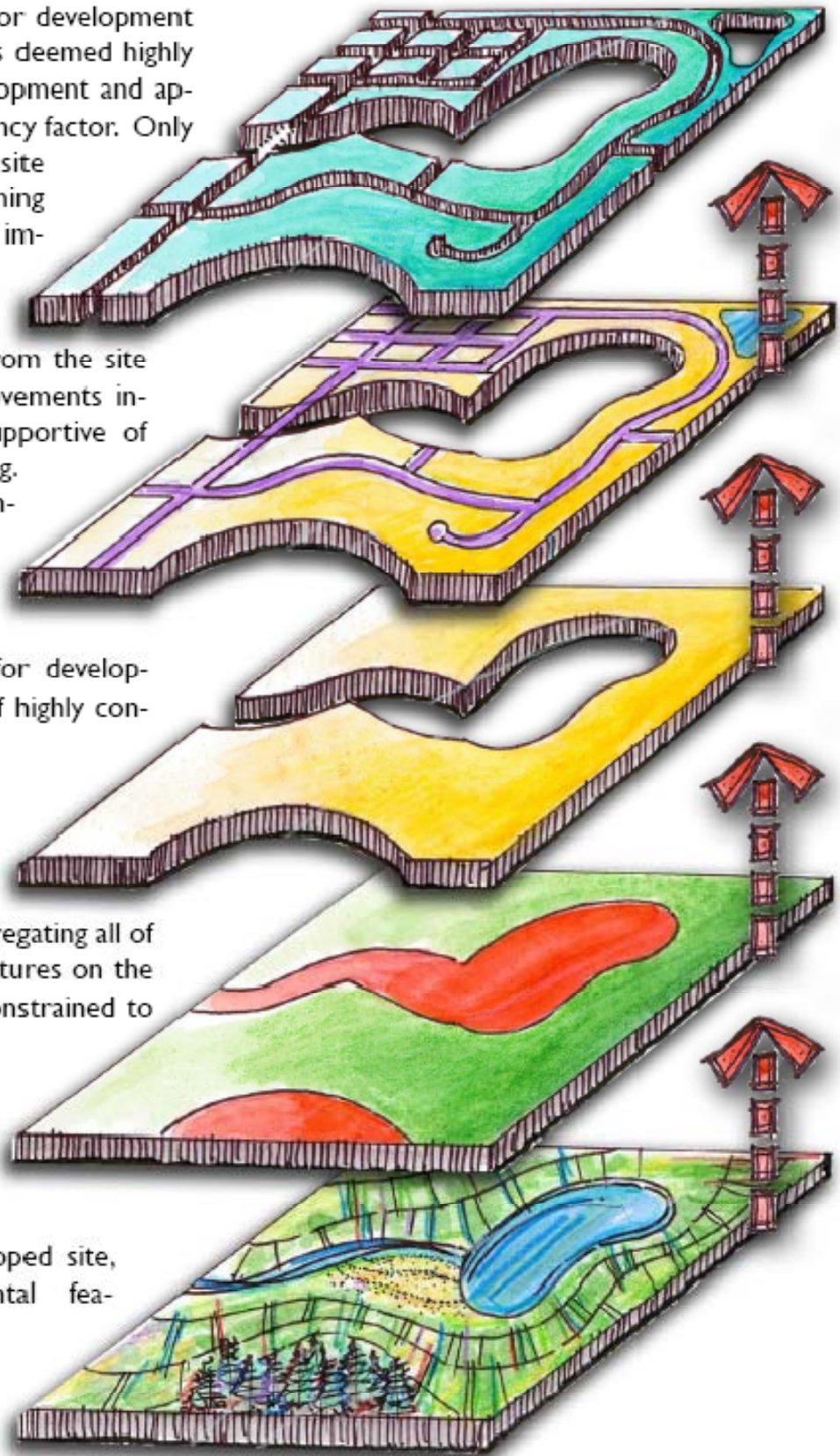
The areas remaining for development after removal of areas deemed highly constrained for development and application of site efficiency factor. Only these areas of the site are used for determining buildout potential and impact to watersheds.

Areas are removed from the site to account for improvements internal to the site supportive of future development eg. internal streets, storm-water management

The remaining area for development after removal of highly constrained areas for development.

A composite map aggregating all of the environmental features on the site deemed highly constrained to development.

The original, undeveloped site, showing environmental features.



URG General Methodology, Part 2

Theoretical build-out of a parcel given the presence of environmentally-sensitive lands, known policy constraints to development, and application of height, bulk, and density controls set forth in the local land development code for the particular land use type.

The three-dimensional space remaining on a lot for constructing a building after the application of off-street parking requirements in the local land development code. This step assumes surface parking the site and no portion of a structure located above (can be adapted for urban settings).

The three-dimensional space within which a building can be constructed on a lot, defined by either maximum building height or the combination of “buildable area” and maximum floor area ratio. Also referred to as the zoning envelop.

The area remaining for development after removal of areas deemed highly-constrained for development, application of a site efficiency factor for internal infrastructure (if appropriate), and application of a maximum lot coverage requirement (if applicable in local land development code). Also referred to as the “buildable area”.

