

NET BUILDABLE ACREAGE/ NET DENSITY DISCUSSION

Old Definition:

Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and flood prone areas.

New Definitions:

Seminole County Comprehensive Plan Definition of Net Buildable Acres:

NET BUILDABLE ACRES

Net Buildable Acres is defined as:

1. Within the Urban Service Area of Seminole County - the total number of acres within the boundary of a development excluding natural lakes and wetlands or flood prone areas.
2. Within the East Rural Area as identified by *Exhibit FLU: Special Area Boundaries* - the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.

Summary Comparison of other Jurisdictions:

Jurisdictions that do not exclude right-of-way land area from net developable acreage (Similar to County's new definition):

- Orange County
- City of Oviedo
- Lake County (except for Wekiva Area)
- Osceola County
- City of Winter Springs (use gross acreage)
- City of Casselberry (use gross acreage)

Jurisdictions that exclude right-of-way land area from net developable acreage (Similar to County's old definition):

- Volusia County
- City of Sanford
- City of Altamonte Springs
- City of Longwood
- City of Lake Mary

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SANFORD

Density, residential: The number of residential units permitted per land area. Density is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel not including dedicated rights-of-way, floodprone, preservation, wetlands and undevelopable areas. For any given lot or parcel, one residential unit may be transferred from within the 100-year flood zone to an area of the lot or parcel not within the 100-year flood zone provided that the area within the 100-year flood zone is at least one acre in size. In determining the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

OVIEDO

Density: The number of dwelling units per net buildable acre. Net buildable acres is defined as the number of upland acres within the boundary of a development excluding acreage devoted to water of the state, wetlands, and lakes. Thus, the maximum number of dwelling units that a development can accommodate shall be calculated by multiplying the net buildable acreage by the residential density.

ALTAMONTE SPRINGS

Density, residential. Refers to the number of residential units permitted per acre of land and is determined by dividing the number of proposed units by the net usable area of the lot or parcel. Net usable area does not include any right-of-way or flood-prone preservation areas except as provided for below. In determining the number of residential units to be permitted, any fractional unit shall not entitle the developer to an additional unit.

LAKE MARY

"DENSITY, GROSS RESIDENTIAL." The total number of dwelling units divided by the total number of land acres on a site. For the purpose of this definition, land acres shall include all easements and proposed rights-of-way, but shall not include existing road rights-of-way or any land located within the 100-year flood plain as defined by the flood insurance rate map.

"DENSITY, NET." The total number of dwelling units in an area divided by the total number of land acres devoted entirely to a designated land use. For the purpose of this definition, land acres shall not include existing or proposed road rights-of-way or any area located below the 100-year flood plain as defined by the flood insurance rate map.

LONGWOOD

Calculation of density. The calculation of density for projects shall be as follows:

(1) *Net developable area.* The net developable area shall be based on the calculation of the total area of the parcel or the total area of contiguous parcels under common ownership and submitted for approval under a single development plan, including retention/detention areas, existing ponds, lakes and streams, wetlands, future public rights-of-way, parkland dedication, circulation, recreation facilities, etc., but excluding land in existing public rights-of-way, and any parcels with no allowable density.

(2) *Calculation.* The total amount of units allowed is calculated by multiplying the allowable units per acre for the parcel by the amount in acres of net developable area. All development must be consistent with the standards of the Longwood Development Code.

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LAKE COUNTY

Base Density. The maximum number of Dwelling Units Permitted by the zoning classification of property in a Receiving Area computed on the net acreage of the property without the use of transferred Development Rights.

Net Acres. For [Chapter 7](#) [WEKIVA] only, the total number of acres within the perimeter boundaries of a Development, excluding Right-of-Way Easements, utility Easements, Conservation Easements, Lakes and areas defined as Wetlands and Floodprone areas.

Net Buildable Area/Net Acre. The total area of a parcel, or combination of parcels, proposed for development, less wetlands and water bodies.

Net Density. For [Chapter 7](#) [WEKIVA] only, the number of Dwelling Units per net acre.

VOLUSIA COUNTY

Density: The total number of dwellings per acre of land. For purposes of residential density calculation, land will not include the following: Existing artificial and natural waterbodies; watercourses; industrial; commercial and office sites; existing communication facility sites; utility sites; easements and rights-of-way that extend through the border of the project boundary, i.e., existing power line easements, public roads, etc.; nonlocal parks and nature preserves; universities and colleges and other institutional uses; any land that has been credited for other development; previously dedicated road rights-of-way and developed parcels. May be referred to as "gross residential acre."

For purposes of applying a specified density regulation, a fractional part of an acre will permit that fractional part of the number of dwellings allowed for a full acre; calculations resulting in a fractional part of a dwelling shall be rounded up to the next whole number of dwellings whenever the fractional part of a dwelling is 0.5 or greater.

OSCEOLA COUNTY

C. Density Calculations for Residential Zoning Districts

1. Unless otherwise provided in this Code, the calculation of number of units per acre shall be based upon the net residential density for the overall project. Density for new subdivisions shall be within the ranges shown in the Residential Development District standards herein. Parks shall be incorporated into the development program of any new subdivision consistent with the standards outlined herein and within the Comprehensive Plan.

2. Overall density. The density requirements for any one parcel may fall below the desired levels, where the overall development density requirements are met, or if the applicant has incorporated Transfer of Development Rights within the project. Exemptions to the minimum density of a parcel may be approved by the County Manager if it is determined that environmental site constraints, or parcels of limited scale preclude achieving the net density of the parcel but the density is met on an overall development basis. Density shall not apply nor be calculated for lot splits.

3. Accessory living units. For the purposes of determining compliance with minimum and maximum density requirements, accessory living units meeting the standards provided in this Code are not applied toward density counts.

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4. Calculating net density. Net density shall be calculated by multiplying the allowable density by the developable residential acreage. The developable acreage consists of the residential acreage, less road right-of-way (ROW) for Boulevards, Avenues and Multi-Modal Corridors (framework ROW), land dedicated to public use and activities including parks and recreation ; stormwater systems designated by a water management district as “works of the district”; natural water bodies; wetlands except as noted in the Osceola County Comprehensive Plan; and any non-residential acreage that does not include vertically mixed residential use. The residential portion of mixed use buildings shall count toward meeting density requirements.

ORANGE COUNTY

Chapter 38, Zoning Definitions: *Net land area* shall mean the total amount of land outside of (publicly dedicated) rights-of-way or support facilities (e.g., natural water bodies, utility sites, or stormwater retention areas will not be included in the computation of net land area).

FLU Policy 1.1.2 Net Developable Area is defined as gross land area minus water and conservation areas unless a CAD/ Impact permit from FDEP has been approved.