ZMA201900016 Bamboo Grove
Density Calculations and Accessory Unit Regulations

Calculating Density:

Density is calculated differently for rezonings and special use permits, using the Comprehensive Plan, as compared with by-right applications, using the Zoning Ordinance:

Comprehensive Plan: The policy of Strategy 8c (Development Areas, Chapter 8) of the Comprehensive Plan is that rezoning and special use permit applications should calculate density using **net density** by excluding land area that is designated as parks/greenspace and land area included in steep slopes, stream buffers, and floodplain.

Zoning Ordinance: Density for by-right developments is calculated using **gross density**, which includes all land area in the development.

With six (6) dwelling units, the net density of this rezoning application is 9 units/acre, while the gross density is 4.84 units/acre. The recommended density in the Crozet Master Plan is 3-6 units/acre. This means that the allowable number of units based on the Master Plan's net density is between 2-4 total units.

Previous Application Decisions Regarding Density:

Galaxie Farm rezoning request: October 15, 2019 Planning Commission Minutes
Summary: The Planning Commission found that one additional affordable unit was not sufficient justification for exceeding the recommended density in the Comprehensive Plan.

Riverside Village rezoning request: March 21, 2017 Planning Commission Minutes
Summary: The Planning Commission recommended approval (and the Board approved) of the request to increase the number of units in Riverside Village above the recommended density in the Comprehensive Plan. The Planning Commission and Board found that the request was acceptable for the following reasons: the CAC had no objection to the request; the location is a walkable area with residential and employment uses; there was existing development approved in the location, and the previously approved commercial use is being substituted with additional residential units.