Accessibility Zoning Bonus

In RS-3, RT-3.5, and RT-4 zones, Connected Communities creates a zoning incentive for developers to build units that are accessible to people with mobility-related disabilities.

Specifically, in these zones—regardless of whether or not they are located in a TOD-eligible area—ground floor Type A accessible units do not count against either Minimum Lot Area per unit calculations, or Floor Area Ratio calculations.

In addition, in RT-4 zones, developments in which at least 25% of the dwelling units are Type A accessible increase their allowed height from 38 feet to 42 feet.

Example:
A developer on an RT-4 parcel intends to build a three-flat. Under the previous code, she would have planned a three-story, three-unit building with a half-basement.

Under Connected Communities, the developer can plan a four-story building with one unit per floor, as long as the ground floor unit is Type A accessible. On a 25 foot lot, only three parking spaces are required. The developer builds four units with two parking spaces, which is possible because one of the parking spaces is accessible and therefore counts for two spaces.