

Retool Gaithersburg Survey-Development Standards

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
106	52	440	0

1. Which of the following development standards is most important in regulating new development?
Please rank in order of most important to least important.

83%	Density- the maximum number of dwelling units allowed per acre	Rank: 2.66	38 ✓
72%	Lot coverage- the maximum area of a lot that can be covered in buildings or other structures with a roof (such as sheds, covered porches)	Rank: 3.03	33 ✓
76%	Open space- the minimum area of a lot that cannot contain buildings, roads, parking lots, driveways, or other structures like decks	Rank: 3.49	35 ✓
70%	Setbacks- the minimum distance a structure must be from the property boundary	Rank: 3.94	32 ✓
74%	Building height- the maximum height a building can be	Rank: 4.06	34 ✓
72%	Lot size- the minimum square footage or acreage a lot must be in order to build on it	Rank: 4.21	33 ✓
67%	Lot width- the minimum width a lot must be in order to build on it	Rank: 5.39	31 ✓

46 Respondents



A

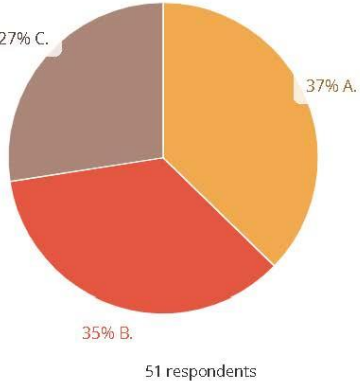


B



C

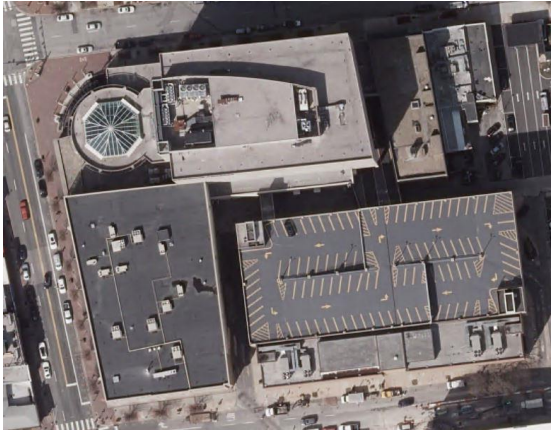
2. The above images show examples of different side yard setbacks. Which of the above would you prefer?



A

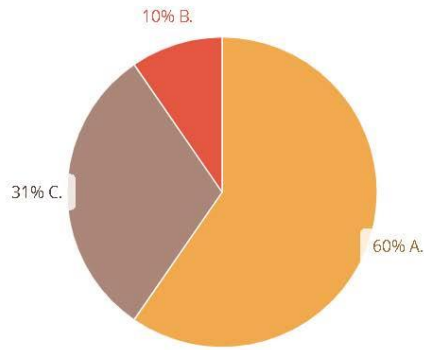


B



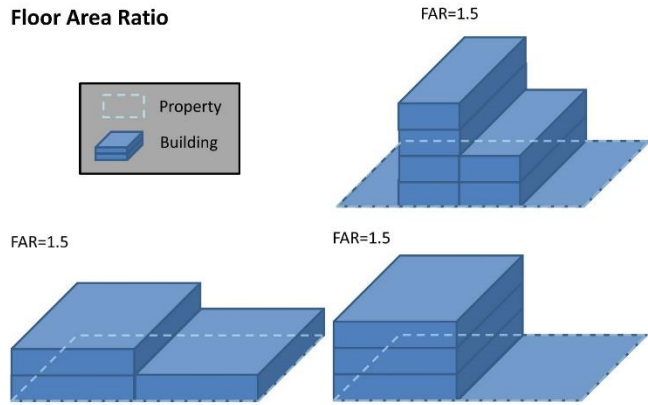
C

3. The above images show examples of different amounts of open space in commercial development. Which of the above would you prefer?

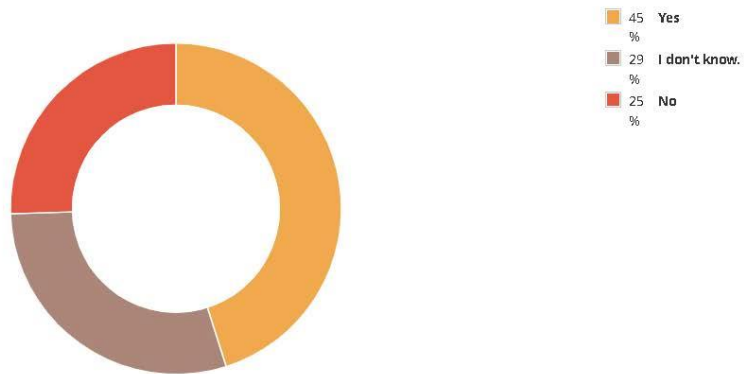


52 respondents

Floor Area Ratio

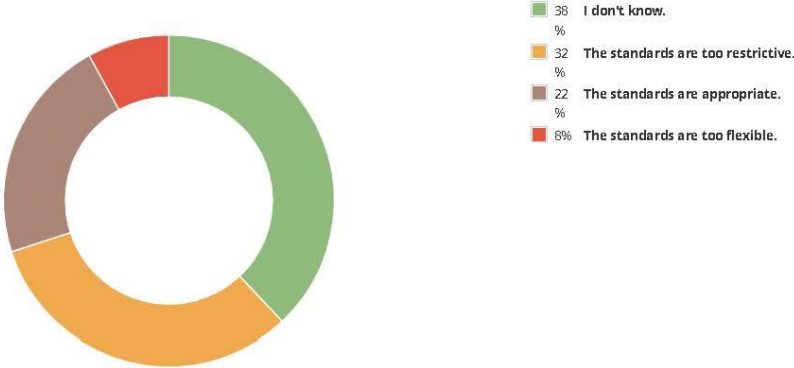


4. Floor area ratio (FAR) is an alternative way to regulate development that is often used in place of the other standards defined above. FAR regulates the size of a building based on the size of the lot, and allows buildings to take many different forms, as seen in the graphic below. FAR is not used very widely in the City's Zoning Code. Is this something the City should explore using more?



51 respondents

5. Overall, how would you characterize the building and development standards in the City's Zoning Code?



50 respondents