

Explaining Modeled Unit Capacity

Option C Example

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3
District Name	Lincoln Woods	Lincoln Rd / Lewis St	Codman Rd
Modeled Unit Capacity	448	639	623
Dwelling Units per Acre Limit	161	207	237
District Unit Cap Limit			
Max Lot Coverage Limit			
Lot Area per Dwelling Unit Limit			
Max Units per Lot Limit	448	639	623
FAR Limit			
Final Unit Capacity per District	161	193	169



Applies Building Envelope Constraints Only

- Subtracts excluded land, 20% open space minimum, parking area to get building footprint
- Multiplies building footprint by number of stories allowed

Summary Table

Data Metric	District 1	District 2	District 3
District Name	Lincoln Woods	Lincoln Rd / Lewis St	Codman Rd
District Acreage (see note)	20.5	20.3	23.7
District Density Denominator (see note)	7.3	12.6	14.3
Final Unit Capacity per District	161	193	169
DU/AC	22.1	15.3	11.8

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Applies Units/Acre Cap Only

- Multiplies total parcel area (including excluded land) by the specified maximum units per acre allowed in each district

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Applies Units/Lot Cap Only

- Lincoln is not using this parameter, so this number simply repeats the **Modeled Unit Capacity** number shown in the first row

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These are the numbers you should pay attention to!

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← Takes the lowest constraint

- Reflects whichever is lower, in Lincoln's case, either the **Modeled Unit Capacity** number shown in the first row or the **Dwelling Units per Acre Limit** shown in the second row.

← Repeats lowest constraint