

**Housing Affordability Task Force
Zoning & Code Changes Recommendations**

- a. Review standards and criteria to allow for innovations for a Planned Unit Development (PUD)
 - i. Reduce or remove the 5-acre minimum^[CL1]. Consider no size limits.
 - ii. Allow density bonus^[CL2]
 - iii. Define “public good” to include affordable housing
 - iv. Establish what Leavenworth defines as affordable housing^[CL3]
 - v. No conversion of accessory structure or garage to ADU (must be permitted first)
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Chapter 18.40

PLANNED DEVELOPMENT DISTRICT

Sections:

- 18.40.010 Uses conditional upon approval.
- 18.40.020 General public benefit requirement.
- 18.40.030 Perimeter transition requirements.
- 18.40.040 Facility, utility and area size requirement.
- 18.40.050 Residential project requirements – Perimeter requirements.
- 18.40.060 Residential project requirements – Connection to through street required when.
- 18.40.070 Residential project requirements – Minimum requirements.
- 18.40.080 Residential project requirements – Additional requirements.
- 18.40.090 Multiple-use project requirements.
- 18.40.100 Approval – Conditions.

18.40.010 Uses conditional upon approval.

In a planned development district, no primary or accessory use is permitted outright. All uses in a planned development district are conditional upon approval of the Leavenworth hearing examiner, in accordance with the provisions of this chapter, which provisions shall constitute the basis for and become the zoning requirements of the particular planned development district.

18.40.020 General public benefit requirement.

All planned development projects shall demonstrate that there is a general public benefit to be gained by deviation from the existing zoning classification and its regulations to those of a planned development district. These deviations may include, but are not limited to:

- A. Increased population density;
- B. Variations from normal street development patterns, pedestrian walks, traffic circulation facilities, and other public facilities;
- C. The creation of multiple-use projects including residential, commercial, or recreational facilities;
- D. Provision for affordable housing or near-market housing;

~~C.E. Diversification of housing types, sizes, styles.~~ [CL4]

18.40.030 Perimeter transition requirements.

~~All planned development projects shall bear the burden of provide a perimeter transition with surrounding land uses to separate single-family residential and commercial uses. The perimeter transition and may be required to provide for~~ [CL5]:

- A. Additional or improved relationship of open spaces; or,
- B. Additional public facilities, such as pedestrian walks, traffic circulation facilities and/or public access to lakes and streams; or,
- C. Preservation of natural assets, such as historic land, parks, or streams, or views; or,
- D. General public benefit features which contribute to improving the total environment of the neighborhood of the proposed development.

18.40.040 Facility, utility and area size requirement.

- A. Planned development projects shall be complete developments and may be required to include facilities such as paved streets, curbs, sidewalks, street lights, drainage, sanitary sewers, underground power and telephone lines, landscaping and off-street parking, subject to the requirements of the ~~planning commission~~ Hearing Examiner.
- B. Planned development districts may be established on parcels of land suitable to such development and shall contain a minimum ~~of two acres~~ [CL6].

~~18.40.050 Residential project requirements – Perimeter requirements.~~

~~Land area and buildings around the perimeter of the projects shall be in harmony with but not necessarily identical to the development of adjoining properties. Each application shall be considered on its individual merit and must be found, to be in conformity with the general intent and criteria of this chapter.~~

18.40.060 Residential project requirements – Connection to through street required when.

~~Projects of five acres or more which funnel traffic to a principal access point shall connect at that point to a through, major residential, or higher traffic capacity street~~ [CL8].

18.40.070 Residential project requirements – Minimum requirements.

- A. Maximum Density. A maximum density averaging one dwelling unit per 2,000 square feet of site area may be permitted.^[CL9] Lot sizes may be reduced to 1,500 square feet for affordable housing components of the development.^[CL10]
- B. Minimum Setback Distances and Height Requirements. The applicant shall propose residential minimum requirements which the Hearing Examiner may modify.~~The planning commission may specify more restrictive or less restrictive setback and height requirements.~~
- C. Maximum Land Coverage. Maximum land coverage shall be 50 percent for all residential buildings and 75 percent for all commercial buildings.
- ~~D.~~ Parking. One and one-half parking spaces shall be provided for each dwelling unit, with all such spaces to be located to the rear of the front yard setback line. The number of required parking spaces may be reduced for affordable housing components of the development. ~~Parking shall be provided within 50 feet of the dwelling it is intended to serve.~~^[CL11]
- ~~D.~~
- ~~E.~~ Distance Between Buildings. There shall be a minimum distance of 20 feet between all multiple residential buildings.^[CL12]
- ~~F.~~~~E.~~ Recreational Sites. For sites greater than 20 acres, there ^[CL13] shall be land designated as space for recreational purposes ~~one or more sites~~ within the development having a total area equal to not less than 300 square feet for each dwelling unit.
- F. Public Streets. All public streets within or adjacent to a planned development are to meet all applicable state, county, or city standards in force at the time of application.^[CL14] Accessory Dwelling Units. No conversion of structures to Accessory Dwelling Units shall be permitted within a Planned Development unless permitted by the Hearing Examiner through a public hearing process.^[CL15]
- G. Duplex and multifamily dwellings shall be designed with building articulation and may use zero lot line standards.

18.40.080 Residential project requirements – Additional requirements.

The ~~planning commission~~ Hearing Examiner may use a degree of flexibility and diversification in imposing additional requirements so that the development will be in harmony with the surrounding area and the goals of the Comprehensive Plan. ~~In approving a planned development the planning commission may impose, in addition to the regulations and standards expressly specified by this chapter, other conditions found necessary to protect the best interest of the surrounding property, the neighborhood, or the community as a whole. These conditions may include the following:~~

- ~~A. Preservation of light, air, and view~~^[CL16];
- ~~B. Elimination of undue congestion;~~
- ~~C. Designation of sites for recreation facilities;~~
- ~~D. Improvement of internal traffic circulation;~~
- ~~E. Requirement of suitable landscaping and/or fencing, both internally and around the perimeter of the development;~~
- ~~F. Improvement of public utilities;~~

- ~~G. Specification of a specific time limit for construction; and~~
- ~~H. Submission to the city, by the applicant, of an adequate performance bond in order to assure development as specified in the approval of the planned development.~~

18.40.090 Multiple-use project requirements.

Any planned development project containing combinations of residential, commercial, or recreational uses may be known as a multiple-use project, and shall bear the following relationships to the zoning districts in which it is proposed:

- A. In any district, the principal use or uses proposed in a multiple-use project shall be in harmony with such district.
- B. In the residential districts, which abut other residential districts, multiple-use projects which include residential use should:
 - 1. Limit land area of nonresidential uses to ~~four~~ ten percent [CL17] of the gross area of the development;
 - 2. Limit nonresidential use to those business facilities which, in size and service, can be related principally to the project; e.g., grocery, drug, and specialty shops, or professional offices. Such uses should be in ground floor locations and in buildings comparable in size, character, and architectural style with the project buildings;
 - 3. Multifamily units shall be in character and of similar architectural style to the single-family buildings of the project;
 - 4. Nonresidential uses permitted as a part of a planned development project in a low density residential area shall not be designed to dominate surrounding residential uses by incorporating oversized advertising signs, intense lighting, increased building height, or other devices which focus attention on location.
- C. In residential districts located in transitional areas immediately abutting and adjoining nonresidentially zoned property, multiple-use projects which include residential use should:
 - 1. Orient nonresidential uses and their automobile circulation and parking towards the adjoining nonresidential district;
 - 2. Limit commercial nonresidential uses to ground floor locations;
 - 3. Provide residential uses on all perimeters adjoining residential districts.
- D. ~~A proposed multiple use project in a residentially zoned area shall complete construction of 50 percent of the dwelling units or floor area of the residential part of the project prior to the issuance of building permits for any nonresidential construction.~~ [CL18]

18.40.100 Approval – Conditions.

The granting of approval of a planned development district constitutes an amendment to the zoning map, and must comply with the provisions set forth in the Leavenworth comprehensive plan and Leavenworth zoning ordinance.

The City of Leavenworth formed a Housing Affordability Committee to “create initiatives and codes to promote mixed-income development in neighborhoods across the city; and ensure a vibrant mix of housing options for people of all income levels.” The City and Housing Affordability Committee commissioned BERK consulting to provide a Housing Needs Assessment (March 2017) summarizing existing housing conditions and providing recommendations for potential solutions to the housing constraints. The BERK report was used by the Housing Affordability Committee to refine the recommendations for the Planning Commission to consider.

The Planning Commission started their review by defining affordable housing and then considering zero-lot line development and incentive options. During this time, the Housing Affordability Committee defined near-market housing. The following definitions use the BERK households income divisions and the Planning Commission and Housing Affordability Committee discussions to propose definitions for adoption:

“Affordable housing” means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone and cable, do not exceed 30 percent of the household’s monthly income. For the purposes of housing intended for owner occupancy, “affordable housing” means residential housing that is within the means of low- or moderate-income households.

“Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below 50 percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development.

“Moderate-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than 50 percent but is at or below 80 percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development.

“Near-Market Housing” means residential housing that is rented or owned by a person or household whose adjusted income is more than 80 percent but is at or below 150 percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development.

Residential Incentive Draft Code Review

The primary focus for creating housing incentives is to address recommendations from the Housing Affordability Task Force and the BERK report, attached. The recommendations focus on increasing workforce housing and rental markets and reducing costs for new housing.

After reviewing multiple jurisdiction regulations and choosing possible incentives, the Planning Commission proposed a mix of incentives to encourage development of workforce housing. Through discussions with the Council the proposed definition of workforce housing has changed to 80-150% of the AMI. At this time, it is appropriate to review each option to determine how well it fits with the recommendations of the Housing Affordability Task Force and the City’s ability to implement and maintain. To facilitate the discussion, related information and a series of questions have been provided.

At the end of the incentive review table is a recommendation for calculating bonus units.

Draft Incentives Table

18.26.030 Public Benefits and Density Incentives TABLE:

Incentives Matrix	
Benefit	Comments
<p>1. Workforce Housing Benefit units consisting of rental housing permanently priced to serve income households of gross income at or below 80 percent of Chelan County median income, adjusted for household size. A covenant on the site that specifies the income level being served, rent levels, and requirements for reporting to the City shall be recorded at final approval. Such covenant shall run with the land perpetuity. Covenant only applies to and can only be used for workforce housing units and not market value units.</p>	<p><i>Leavenworth’s existing “affordable housing” is managed by the Chelan-Douglas Housing Authority, serving households that make 80% or less of AMI.</i></p> <p><i>Workforce housing or near-market housing is proposed to be defined as between 80-150% of AMI.</i></p> <p><i>The City does not have a process for managing affordable or near-market housing.</i></p> <p><i>RCW 36.70A.540, provides options for affordable housing and permits jurisdictions to defined affordable housing based on local market conditions.</i></p> <p>FOR CONSIDERATION:</p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>

Incentives Matrix	
Benefit	Comments
<p>2. Public Facilities (Public Buildings or Offices, Trails, and Active Parks)</p> <p>a. Dedication of public facilities site meeting to the City or agency.</p>	<p><i>Public buildings/offices/land, once determined necessary, are obtained based on the identified need at that time. Improvements are time consuming and complex process but the City has various funding options available.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i> <i>(5) Is this the best method for obtaining the benefit/facility?</i> <i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>b. Improvement of dedicated public facility site to City standards for the proposed facility type. Location and functionality shall be acceptable to the City prior to dedication.</p>	<p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i> <i>(5) Is this the best method for obtaining the benefit/facility?</i> <i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>c. Improvement of dedicated trail segment to City standards. Constructed to the Upper Valley Trails Plan or adopted Standard Details as determined by the City.</p>	<p><i>The Upper Valley Trails Plan shows trails following existing roads. Pedestrian and bicycle trails can be incorporated into the roadway and are addressed through adopted road standards. Nordic and equestrian trails are also identified following existing roadways but are not generally considered compatible with roads or sidewalks.</i></p> <p><i>City's may use park impact fees to support park & trail development.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i> <i>(5) Is this the best method for obtaining the benefit/facility?</i></p>

Incentives Matrix	
Benefit	Comments
	<i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i>
<p>d. Dedication of open space, meeting City acquisition standards, to the City, Chelan County or a qualified public or private organization.</p>	<p><i>Existing option for cluster subdivisions.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i> <i>(5) Is this the best method for obtaining the benefit/facility?</i> <i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>3. Community Capital Projects</p> <p>Contribution towards an identified City capital improvement project, including, but not limited to, parks, roadways, and utilities.</p>	<p><i>Buying into a density incentive can create a tension between residents, city and developers. It feeds the narrative that you can buy your way around the zoning requirements/limitations. Additionally, if funds are not used then they are required to be returned which could be problematic if the benefit is already received.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i> <i>(5) Is this the best method for obtaining the benefit/facility?</i> <i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>4. Other Housing Projects</p> <p>Contribution towards City housing projects fund.</p>	<p><i>The City does not have a mechanism/department to oversee this type of development.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i> <i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i> <i>(3) Is there a process for the city to manage or monitor the benefit?</i> <i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p>

Incentives Matrix	
Benefit	Comments
	<p>(5) Is this the best method for obtaining the benefit/facility? (6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</p>
<p>5. Storm Drainage Facilities</p> <p>Dual use retention / detention facilities.</p> <p>Developments that incorporate active recreation facilities that utilize the stormwater facility tract.</p>	<p>When stormwater is combined with other uses it is usually done as part of a regional plan managed by the City with mechanisms to close the facilities during storm events (concerns). If developed as part of a subdivision these facilities may be too small to be effectively managed. See email from Thom Kutrich.</p> <p>(1) Is there an identified need for the benefit/facility? (2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference? (3) Is there a process for the city to manage or monitor the benefit? (4) Are there long-term costs (to the public) associated with the benefit? (5) Is this the best method for obtaining the benefit/facility? (6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</p>
<p>6. Project Design</p> <p>a. Retention or creation of a perimeter buffer composed of existing trees and vegetation, or additional plantings to improve design or compatibility between neighboring land uses. Irrigation and maintenance shall be required.</p>	<p>This option exists in the current Planned Development regulations.</p> <p>(1) Is there an identified need for the benefit/facility? (2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference? (3) Is there a process for the city to manage or monitor the benefit? (4) Are there long-term costs (to the public) associated with the benefit? (5) Is this the best method for obtaining the benefit/facility? (6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</p>
<p>b. Installation of perimeter fencing to improve design or compatibility between neighboring land uses.</p>	<p>Fencing creates a visual and physical barrier and a sense of exclusion which works for a single lot but has a different impact at the neighborhood development scale – Gated Community. Unclear what the public benefit would be.</p> <p>(1) Is there an identified need for the benefit/facility? (2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</p>

Incentives Matrix	
Benefit	Comments
	<p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>c. Projects area assembly involving 20 acres or more, incorporating a mixture of housing types (detached / attached) and densities.</p>	<p><i>A mix of housing for smaller projects and infill may be more common.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>d. Private Park and open space facilities integrated into project design.</p>	<p><i>Most common outcome may be pocket parks. The public benefit is reduced when the facility serves only the development.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>7. Energy Conservation</p> <p>Construction of a certified Leader in Energy and Environmental Design (LEED), Evergreen Sustainable Development Standard (ESDS), Built Green, or other equivalent certified energy efficient unit as approved by the Development Services Manager.</p>	<p><i>Little impact to the residents or city. Concern about the timing and enforcement of the provision. The benefit may or may not occur sometime after the incentive would be provided. If the construction requirement is not completed there would be no recourse to the developer.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive</i></p>

Incentives Matrix	
Benefit	Comments
	<p><i>Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>8. Low Impact Development (LID)</p> <p>Integration of LID measures in project design and stormwater facility construction.</p>	<p><i>LID benefits the developer with reduced construction costs and more buildable land. LID standards may be addressed for all development through amending the existing development standards.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>9. Pedestrian Connections and Walkability</p> <p>Construction of an identified (within an adopted City Plan) pedestrian / bicycle deficiency (per City plans, standards, and specifications.) Improvements may consist of sidewalk or detached path or walkway depending on adjoining conditions.</p>	<p><i>Note, roads and sidewalks are required for connectivity. The road standards may be modified to ensure design/use are adequate.</i></p> <p><i>(1) Is there an identified need for the benefit/facility?</i></p> <p><i>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</i></p> <p><i>(3) Is there a process for the city to manage or monitor the benefit?</i></p> <p><i>(4) Are there long-term costs (to the public) associated with the benefit?</i></p> <p><i>(5) Is this the best method for obtaining the benefit/facility?</i></p> <p><i>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</i></p>
<p>10. Critical Areas Buffer Enhancement</p> <p>Enhancement of a degraded critical areas</p>	<p><i>The City does not have a mechanism for management and review of these projects.</i></p>

Incentives Matrix	
Benefit	Comments
buffer, in accordance with Chapter 16.08, Critical Areas.	<p>(1) Is there an identified need for the benefit/facility?</p> <p>(2) Is it identified as a deficiency in the existing Comprehensive Plan directly or by reference?</p> <p>(3) Is there a process for the city to manage or monitor the benefit?</p> <p>(4) Are there long-term costs (to the public) associated with the benefit?</p> <p>(5) Is this the best method for obtaining the benefit/facility?</p> <p>(6) If retaining, where is this provision best placed in code – Subdivision, Planned Development, Cluster?</p>

Density Calculations

The draft code considers an increase in the density by a set number of units. This could result in a substantial variation of densities for a neighborhood. As an alternative, if a percentage is used, the development would result in a proportional change in density based on the underlying zoning and the project size. For example, under the proposed regulations a 10-acre project dedicating one acre of land in the RL 12 zoning would receive the same benefit as a 5-acre project dedicating one acre of land. This may encourage piece-meal projects on smaller lots to maximize the benefits rather than large single projects.

Zoning RL12 = 3.63 units per acre	Benefit Unit Increase	Project Density
10 acres	10 bonus units with one-acre dedication	4.74 density = (3.63 x 9 acres) + 10 = 42.67 units
5 acres		6.13 density = (3.63 x 4 acres) + 10 = 24.52 units
	Benefit 10% Percent Increase	
10 acres	3.27 bonus units = (3.63 x 9 acres) x 10%	3.99 density = (3.63 x 9 acres) + 3.27 = 35.94 units
5 acres	1.45 bonus units = (3.63 x 4 acres) x 10%	3.99 density = (3.63 x 4 acres) + 1.45 = 15.97 units

RL12 = 3.63 units per acre (43,560/12000); RL10 = 4.36 units per acre (43,560/10000); RL 6 = 7.26 units per acre (43,560/6000)