



MULTI-FAMILY DENSITY WORKSHEET FOR MIXED USE DEVELOPMENTS

1. Gross area of property: _____ square feet
2. Public streets and right-of-way: _____ square feet
3. Open water area of lakes, streams, tidal lands, and the area of delineated wetlands (without buffers): _____ square feet
4. Building footprint of non-residential buildings that do not incorporate dwelling units above the non-residential use, all parking areas, landscaping, and utilities that serve the non-residential use: _____ square feet
5. Subtract lines 2, 3, and 4 from line 1 for net area: _____ square feet
6. Divide line 5 by 43,560 for net acreage: _____ acres
7. Multiply line 6 by the maximum density allowed per the Zoning code _____ units

PLEASE NOTE THAT RIGHT-OF-WAY ABUTTING A SITE CAN NOT BE INCLUDED IN THE GROSS AREA OF A PROPERTY AND THE MOUNT VERNON MUNICIPAL CODE DOES NOT ALLOW UNITS TO BE ROUNDED UP.

EXAMPLE:

A 9.6 acre parcel zoned C-3 that has .96 acre of right-of-way, .46 acre of wetlands, and a building footprint (with no residential uses) plus its parking, landscaping and utilities that cover 5.2 acres. The applicant is not constructing parking spaces beneath the habitable floors of the building or complex; so their maximum density is 12 dwelling units per acre:

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| 1. Site Area: | 9.6 _____ acres |
| 2. Minus (.96 r-o-w + .46 wetland + 5.2 commercial = 6.62) | <u>6.62</u> _____ acre |
| 3. Net Site Area | <u>2.95</u> _____ acres |
| 4. Multiplied by 12 (maximum density in zone) | <u>35</u> _____ units |
| Per the Zoning code (2.98 acres x 12 = 35 units) | |