



DENSITY WORKSHEET FOR MULTI-FAMILY 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. Subtract lines 2 and 3 from line 1 for net area: _____square feet
5. Divide line 4 by 43,560 for net acreage: _____acres
6. Multiply line 5 by the maximum density allowed
Per the Zoning code _____units

THIS IS THE MAXIMUM NUMBER OF UNITS THAT COULD BE DEVELOPED FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT. 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 2.75 acre parcel zoned R-3 that has .28 acre of right-of-way and .46 acre of wetlands. 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: | 2.75 _____ acres |
| 2. Minus (.28 r-o-w + .46 wetland = .74) | .74 _____ acre |
| 3. Net Site Area | 2.01 _____ acres |
| 4. Multiplied by 12 (maximum density in zone) | 24 _____ units |
| Per the Zoning code (2.01 acres x 12 = 24 units) | |