



DENSITY WORKSHEET FOR PLANNED UNIT DEVELOPMENTS (PUD)

1. Gross area of property: _____ square feet
(for PUDs 10 gross acres is required)
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 (MVMC Title 17): _____ units
7. See MVMC Chapter 17.69 for the provisions on how many duplex units, multi-family units, and
neighborhood commercial areas that are allowed within PUD developments.

**THIS IS THE MAXIMUM NUMBER OF LOTS THAT COULD BE PLACED ON A LOT THROUGH A PUD SUBDIVISION PROCESS.
PLEASE NOTE THAT RIGHT-OF-WAY ABUTTING A SITE CANNOT 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 10.5 acre parcel zoned R-1, 4.0 that has 2.2 acres of public roads and rights-of-way and .56 acre of open water area of a stream:

1. Site Area: 10.5 acres
2. Minus (2.2 r-o-w + .56 wetland = 2.76) 2.76 acre
3. Net Site Area 7.74 acres
4. Multiply line 4 by the maximum density allowed 35 units
Per the Zoning code (7.74 acres x 4.54 = 35.13 units)
5. See MVMC 17.69 to calculate the number of duplex and multi-family units that can be included
within a PUD development.