



DENSITY WORKSHEET FOR STANDARD PLATS

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 (MVMC Title 17): _____ units

THIS IS THE MAXIMUM NUMBER OF LOTS THAT COULD BE PLACED ON A LOT THROUGH A STANDARD SUBDIVISION PROCESS. 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 4.5 acre parcel zoned R-1, 4.0 that has .9 acre of public roads and rights-of-way and .37 acre of open water area of a stream:

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|---|-------------------------|
| 1. Site Area: | 4.5 _____ acres |
| 2. Minus (.9 r-o-w + .37 wetland = 1.27) | <u>1.27</u> _____ acre |
| 3. Net Site Area | <u>3.23</u> _____ acres |
| 4. Multiply line 4 by the maximum density allowed | <u>14</u> _____ units |
| Per the Zoning code (3.23 acres x 4.54 = 14.66 units) | |