



RESIDENTIAL DENSITY CALCULATION WORKSHEET

To monitor compliance with State regulations and the Metro Functional Plan, the City must track the net densities of new residential developments in the City. This worksheet must be completed by the applicant and submitted with the preliminary application for any residential or mixed-use subdivision, planned unit development, partition, or development review approval.

Project Name _____

Developer / Applicant _____

Project Site Address _____

Tax Map #(s) _____ Tax Lot #(s) _____

Plan Designation _____ Zoning _____

Net residential density is calculated on net acreage, the area on a site which is eligible for development. Net acreage is calculated by subtracting undevelopable land from gross acreage (Community Development Code, Section 12.01.500).

Residential Density Calculations: *Fill in the blanks below to calculate the net residential density.*

Total Gross Area of Subject Site (1 acre = 43,560 sq. ft.): _____ square feet

Less "undevelopable land": (as applicable)	Public street right-of-way dedication	_____
	Public or private access easements	_____
	Private street tracts	_____
	Required internal fire access drive areas	_____
	Storm water treatment and detention areas	_____
	Wetlands and required CWS vegetated corridors	_____
	Areas with 25% or greater slopes	_____
	Areas within the 100-year floodplain	_____
	Land dedicated to the City for parks or greenways	_____
	Maneuvering area for truck loading docks	_____
	Electrical transformer platforms, industrial chemical and/or gas storage areas, or other hazardous area where occupancy is Not Permitted for safety reasons	_____

Total Net Area (total gross area minus undevelopable land): _____ square feet

Net Acreage of Subject Site (total net area divided by 43,560): _____ acres

Total Number of Residential Units Proposed: _____ units

Net Residential Density (proposed units divided by net acreage): _____ units per net acre

Development Services & Permitting Center