§113.0222 Calculating Maximum Permitted Density

(a) Multiple Dwelling Unit Development

For *multiple dwelling unit development*, the maximum number of units that may be permitted on any *premises* is determined by dividing the *lot* area of the *premises* by the number of square feet required for each *dwelling unit* (maximum permitted *density*), as prescribed by the applicable base zone.

(1) If the quotient resulting from this calculation exceeds a whole number by 0.50 or more, the number of *dwelling units* shall be increased to the next whole number.

(2) The maximum number of dwelling units permitted on any *premises* that is located in more than one zone shall be the sum of the number of units permitted in each of the zones based on the area of the *premises* in each zone. The dwelling units may be located on the *premises* without regard to the zone boundaries.

(3) In determining the maximum permitted *density*, the rounding provisions of Section 113.0222(a)(1) may be used only once.

Example of calculation of *density* for *multiple dwelling unit development*:

Lot Area: 1.5 acres x 43,560 (sq. ft./ac.) = 65,340 sq. ft.

Maximum Permitted *Density*: 1 *dwelling unit*/2000 sq. ft.

Units Permitted = 65,340 ÷ 2,000 = 32.67 *dwelling units*

Since the quotient exceeds a whole number by more than 0.50, the maximum number of permitted *dwelling units* shall be rounded up to 33 *dwelling units*.

(b) Single Dwelling Unit Development

For *single dwelling unit development*, no more than one dwelling unit is permitted on a *lot*. The maximum number of permitted *lots* that can be created by subdivision is determined by dividing the total lot area of the site by the minimum lot area prescribed by the applicable base zone. The quotient from this calculation is rounded down to the next whole number.