

FFD Density Worksheet

Calculating the Number of Lots in the Farm and Forest District (FFD)

Zoned Density. According to 5-1.02.D.1 of the Zoning Ordinance, the Zoned Density in the FFD district is one lot per 20 acres (0.05 units per acre). Therefore, multiply the acreage by 0.05 and round down to the nearest whole number to determine the Zoned Density. Tidal and non-tidal wetlands must be subtracted from the gross tract acreage before calculating density.

Zoned Density = Gross acreage _____ - wetland acres _____ = _____ net acres x 0.05 = _____ lots
(round down)

Conventional Lot Density. With exception lots, it is possible to exceed zoned density. Without TDRs, the number of lots available is determined by taking 25% of the number obtained through the formula in the table below (Section 5-1.02.D.3):

1a	Total Acreage of parcel		_____ acres	
1b	Minus total acreage of tidal and non-tidal wetlands		_____ acres	
1c	Subtotal A: Net acreage			_____ acres
2a	Total exception lots remaining (Section 5-1.02.D.2)	_____ lots		
2b	Subtotal A (Line 1c)	_____ acres		
2c	Minus total acreage in exception lots	_____ acres		
2d	Net acreage remaining for conventional lots		_____ acres	
2e	Divide Line 2d by 5 = Subtotal B: Conventional density (Sect. 5-1.02.D.3)			_____ lots (round down)
3a	Total # of permitted exception lots (Line 2a)	_____ lots		
3b	Subtotal B: Conventional density (Line 2e)	_____ lots		
3c	Add Line 3a to 3b		_____ lots	
3d	Divide Line 3c by 4 = Subtotal C: Total conventional lots permitted			_____ lots (round to nearest whole number) ¹

TDR Lots. With TDRs it is possible to exceed conventional density (Section 5-1.02.D.4) up to a maximum of 1 lot per 10 acres (0.10 units per acre).

4a	Subtotal A: Net acreage (Line 1c)	_____ acres		
4b	Divide Line 4a by 10 = Number of additional lots		_____ lots (round down)	
4c	Subtotal C: Total conventional lots permitted (Line 3d)		_____ lots	
4d	Subtract Line 4c from Line 4b = Subtotal D: Number of TDR lots			_____ lots

Summary of Lots Permitted

5a	Subtotal C: # of Conventional lots (line 3d)		_____ lots	
5b	Subtotal D: # of TDR lots (line 4d)		_____ lots	
5c	Add Line 5a to 5b = Total Lots possible			_____ lots

¹ If the product includes a decimal of 0.5 or more, round up. If the product includes a decimal of less than 0.5, round down.

Summary of TDRs Required

6a	Subtotal D: # of TDR lots (Line 4d)	_____	lots	
6b	Multiply Line 6a by 5 = Total TDRs required for TDR lots			_____ TDRs

Family Conveyance Lots. The total number of lots permitted for conveyance to family members shall be twice the number of conventional density lots permitted by the above formula (Subtotal C) up to a maximum of five lots for the entire parcel (Section 5-1.02.D.5). All lots created using the provisions of this subparagraph shall be conveyed to family members subject to the provisions of Section 5-1.02 D.5, which states that TDRs are not required for the first three lots created for family members as of November 2, 1999.

$$\left(\frac{\text{Conventional Density Lots}}{\text{Conventional Density Lots}} \right) \times 2 = \frac{\text{# of Family Conveyance Lots}}{\text{# of Family Conveyance Lots}}$$

Note: The Conventional Density lots plus Family Conveyance Lots cannot exceed 5 lots.