

RCD Density Worksheet

Calculating the Number of Lots in the Rural Community District (RCD)

Zoned Density. According to 5-1.03.D.1 of the Zoning Ordinance, the Zoned Density in the RCD 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 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 (Section 5-1.03.D.2) 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 5-1.03.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 5-1.03.D.2)	_____ lots		
2b	Subtotal A: Net acreage (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			_____ 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 B: Total conventional lots permitted			_____ lots (round to nearest whole number) ¹

TDR Lots. With TDRs it is possible to exceed conventional density (Section 5-1.03.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 B: Total conventional lots permitted (line 3d)		_____ lots	
4d	Subtract Line 4c from Line 4b = Subtotal D: Number of TDR Lots			_____ 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.

Receiving Area Lots. In a receiving area it is possible to exceed a density maximum of 1 lot per 10 acres. The density and area requirements in Receiving Areas, with the use of TDRs, is defined in Section 5-1.03.D.5. For Receiving Areas more than a mile from a TC (calculate distance per Section 2-10.02.C) the maximum density is one lot per 4 acres. For Receiving Areas less than a mile from a TC the maximum density is one lot per acre¹. Also five TDRs shall be used for each lot or dwelling unit which is created in excess of the maximum lots calculated in Subtotal D above.

If greater than one mile from a Town Center

5a	Subtotal A: Net acreage (Line 1c)	_____ acres		
5b	Divide Line 5a by 4 = Gross number of additional receiving area lots		_____ lots (round down)	
5c	Subtotal C: Total conventional lots permitted (Line 3d)	_____ lots		
5d	Subtotal D: Total TDR lots permitted (Line 4d)	_____ lots		
5e	Add Line 5c to Line 5d = Number of conventional and TDR lots		_____ lots	
5f	Subtract Line 5e from Line 5b = Subtotal E: Number of Receiving Area lots			_____ lots

If less than one mile from a Town Center

5a	Subtotal A: Net acreage (Line 1c) rounded down		_____ acres	
5b	Subtotal C: Total conventional lots permitted (Line 3d)	_____ lots		
5c	Subtotal D: Total TDR lots permitted (Line 4d)	_____ lots		
5d	Add Line 5b to Line 5c = Number of conventional and TDR lots		_____ lots	
5e	Subtract Line 5d from Line 5a = Subtotal E: Number of Receiving Area lots			_____ lots

Summary of Lots Permitted

6a	Subtotal C: # of Conventional lots (Line 3d)		_____ lots	
6b	Subtotal D: # of TDR lots (Line 4d)		_____ lots	
6c	Subtotal E: # of Receiving Area lots		_____ lots	
6d	Add Lines 6a, 6b and 6c together = Total Lots Possible			_____ lots

Summary of TDRs Required

7a	Subtotal D: # of TDR lots (Line 4d)	_____ lots		
7b	Subtotal E: # of Receiving Area lots	_____ lots		
7c	Add Line 7a to Line 7b and multiply the sum by 5 = Total TDRs required for additional lots			_____ TDRs

Family Conveyance Lots. Refer to calculations for Farm and Forest District (FFD).

¹ However, the actual number of lots may not be achieved, due to wetlands, road, and open space requirements contained in Section 5-2.