

## RD Density Worksheet

### Calculating the Number of Lots in the Residential District (RD)

**Conventional Lot Density.** According to 5-1.04.D.1 of the Zoning Ordinance, the Zoned Density in the RD district is one dwelling unit per 4 acres (0.25 units per acre):

1a	Total Acreage of parcel	_____ acres		
1b	Minus total acreage of tidal and non-tidal wetlands	_____ acres		
1c	Subtotal A: Net acreage		_____ acres	
1d	Divide Line 1c by 4 = <b>Subtotal B: Total conventional lots permitted</b>			_____ <b>lots</b> (round down)

**Receiving Area Lots.** The density and area requirements in Receiving Areas, with the use of TDRs, is defined in Section 5-1.04.D.3. 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 2 acres. For Receiving Areas less than a mile from a TC the maximum density is one lot per acre<sup>1</sup>. 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:

2a	Subtotal A: Net acreage (Line 1c)	_____ acres		
2b	Divide Line 2a by 2 = Gross number of additional receiving area lots		_____ lots (round down)	
2c	Subtotal B: Total conventional lots permitted (Line 1d)		_____ lots	
2d	Subtract Line 2c from Line 2b = <b>Subtotal C: Number of Receiving Area lots</b>			_____ <b>lots</b>

If less than one mile from a Town Center:

2a	Subtotal A: Net acreage (Line 1c)	_____ acres		
2b	Multiply Line 2a by 4 = Gross number of additional receiving area lots		_____ lots (round down)	
2c	Number of conventional lots (Line 1d)		_____ lots	
2d	Subtract Line 2c from Line 2b = <b>Subtotal C: Number of Receiving Area lots</b>			_____ <b>lots</b>

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

### Summary of Lots Permitted

3a	Subtotal C: # of Conventional lots (Line 1d)		_____ lots	
3b	Subtotal E: # of Receiving Area lots (Line 2d)		_____ lots	
3c	Add Line 3a to 3b = <b>Total Lots possible</b>			_____ <b>lots</b>

### Summary of TDRs Required

4a	Subtotal E: # of Receiving Area lots (Line 2d)		_____ lots	
4b	Multiply Line 4a by 5 = <b>Total TDRs required for additional lots</b>			_____ <b>TDRs</b>

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