



## Density Calculations Worksheet

Subdivision and short subdivision applications are subject to density calculations to determine the number of allowable and required dwelling units, (d/u) per application. Site areas are used to determine density or project floor areas except as noted in the supporting calculations, (to the left). Please complete applicable calculations for minimum and maximum densities, as well as the supporting calculations for site area. As noted in the density table below, there is no minimum density requirement for property within the R-1 through R-6 zones. When a calculation results in a fraction, round the fraction to the nearest whole number.

### SUPPORTING CALCULATIONS

**Required Site Area:**

Use the following equation to calculate net site area. Apply result to the appropriate density calculation.

|                                    |  |
|------------------------------------|--|
| Gross Area _____                   | Class 1-3 wetlands & buffers _____   |
| Submerged lands <sup>1</sup> _____ | Class 1-3 streams & buffers _____  |
| Steep slopes & buffers _____       | <ul style="list-style-type: none"> <li>• Property used as street<sup>2</sup> _____</li> <li>= _____ Net Site Area</li> </ul> |

**Optional Adjusted Site Area:**

For applicants using tree retention incentive<sup>3</sup>

|   |   |
|---|---|
| _____ ESA <sup>6</sup> acres x .10      | _____ Adjusted ESA <sup>5</sup> acres + |
| = _____ Adjusted ESA <sup>6</sup> acres | = _____ Adjusted Net Site Area          |

### DENSITY TABLE

| Zones                             | R-1         | R-4         | R-6        | R-8        | R-12        | R-18        |
|-----------------------------------|-------------|-------------|------------|------------|-------------|-------------|
| <b>Minimum Density</b> (per acre) |             |             |            | 85%        | 80%         | 75%         |
| <b>Maximum Density</b> (per acre) | 1<br>du/acc | 4<br>du/acc | 6<br>du/ac | 8<br>du/ac | 12<br>du/ac | 18<br>du/ac |

## DENSITY CALCULATIONS

Net site area or adjusted net site area \_\_\_\_\_ (acres) x maximum density \_\_\_\_\_ du/ac = \_\_\_\_\_  
maximum units

Net site area or adjusted net site area \_\_\_\_\_ (acres) x minimum density \_\_\_\_\_ % = \_\_\_\_\_ minimum  
units<sup>7</sup>

<sup>1</sup> Submerged land means any land at or below the ordinary high water mark.

<sup>2</sup> Includes rights-of-way area and access tracts.

<sup>3</sup> Required for applicants using tree retention standards to credit 10 percent of the total ESA's and associated buffers back to net site area.

(See tree retention standards in SMC 21A.35 code provision.)

<sup>4</sup> Subject to slope modifications.

<sup>6</sup> Environmentally sensitive areas.

<sup>7</sup> Applies to property zoned R-8 through R-18 only.