



LAND USE APPLICATION

CHAPTER 21A.25 SMC

Density Calculations Worksheet

Subdivision and short subdivision applications must submit a density calculations worksheet that shows the number of allowable and required dwelling units per application. Net site areas are used to determine density or project floor areas. Please complete calculations for net site area, and use the results to calculate minimum (if applicable) and maximum densities. 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 down to the nearest whole number per SMC 21A.25.070(5). This worksheet may not be used for calculating density within the Town Center zoning areas.

Supporting Calculations

Net Site Area			
1.	Gross Site Area	=	Acres
Subtract ¹			
2.	Class 1-4 Wetlands and Buffers	-	Acres
3.	Submerged Lands ²	-	Acres
4.	Steep Slopes and Buffers	-	Acres
5.	Types S, F, Np, and Ns Streams and Buffers	-	Acres
6.	Property to be Used as Streets	-	Acres
7.	Subtotal - Critical Areas and Streets	=	Acres
Net Site Area (Row 1 minus Row 7)		=	Acres

Density Table						
Zone	R-1	R-4	R-6	R-8	R-12	R-18
Maximum Density (dwelling units per acre)	1	4	6	8	12	18
Minimum Density ³	-	-	-	85%	80%	75%

Maximum Units Allowed		
Net Site Area (in acres)	Maximum Dwelling Units per Acre	Maximum Units Allowed
X	=	

Minimum Units Required ⁴			
Net Site Area (in acres)	Maximum Dwelling Units per Acre	Minimum Density Percentage	Minimum Units Required
X	X	=	

¹ Pursuant to SMC 21A.25.080.

² Pursuant to SMC 21A.15.1265, "Submerged land" means any land at or below the ordinary high water mark.

³ Minimum density shall be determined by multiplying the density (dwelling units per acre) by the net buildable area of the project site; and then multiplying the resulting product by minimum density percentage (if applicable).

⁴ Applicable only to development in zones R-8 through R-18.

⁵ Ordinance O2018-468