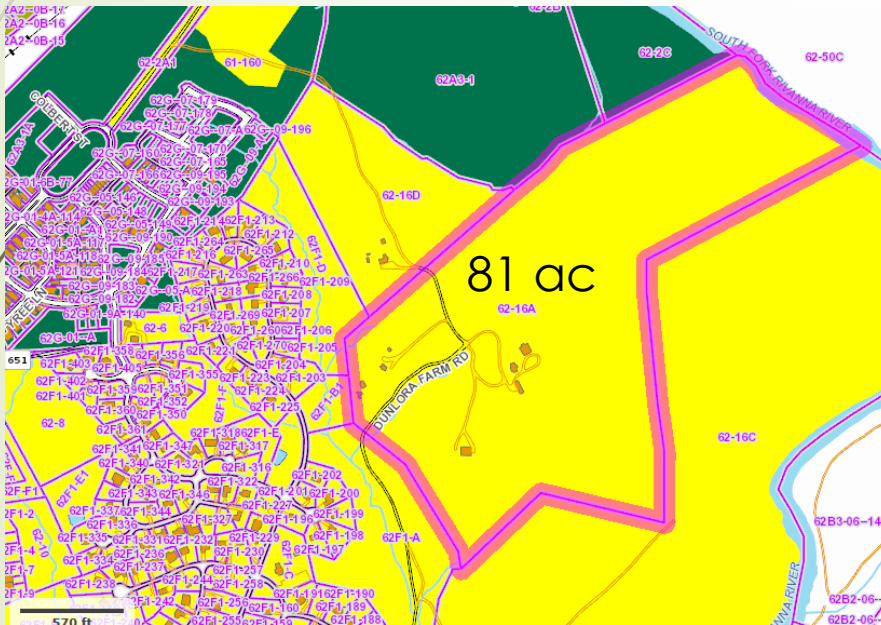


# Gross v. Net Density

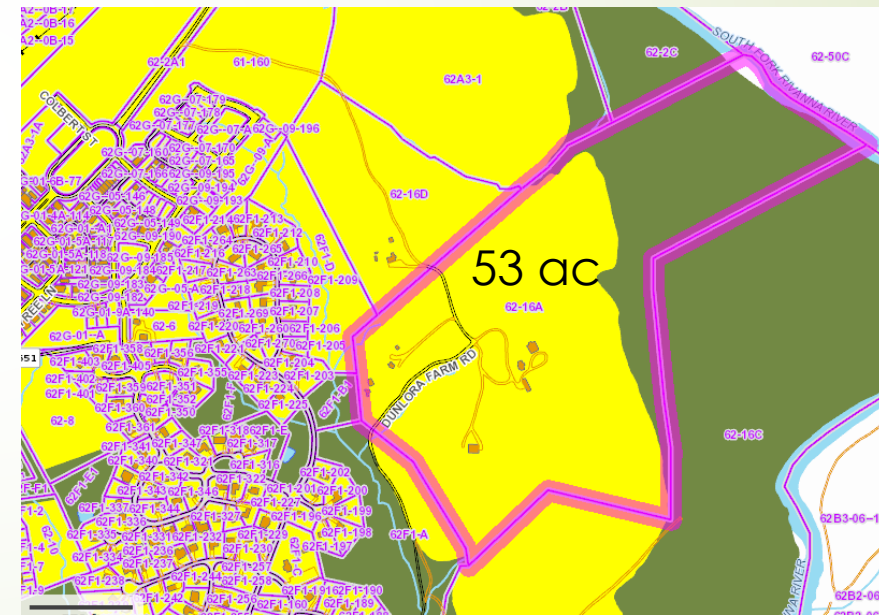
- Zoning: gross density – all acreage on a parcel
- Master Plan: net density – only acreage designated for development



Zoning

$81 \times 4 \text{ du/ac} = 324 \text{ dwellings}$

$81 \times 6 \text{ du/ac} = 648 \text{ dwelling}$



Master Plan

$53 \times 3 \text{ du/ac} = 159 \text{ dwellings}$

$53 \times 6 \text{ du/ac} = 318 \text{ dwellings}$



# Gross v. Net Density –

Should Zoning and Master Plan recommendations be the same?

**Strategy 8c:** Review zoning standards for calculating density, and, if necessary, amend the Zoning Ordinance to better align density allowances with the Comprehensive Plan.

Will Need to be Added to CDD Work Program