

#### 409.2 Parcel Size and Density

All land proposed for a multi-family dwelling project shall be contiguous.

The total number of dwelling units permitted shall be calculated by taking the total acreage of the development (including all areas to be devoted to open space), deducting the following acreage:

- A. Land contained within public rights-of-way
- B. Land contained within the rights-of-way of existing or proposed private streets. Where formal rights-of-way are not involved, the width of the street shall be assumed as fifty (50) feet.
- C. Land contained within the boundaries of easements previously granted to public utility corporations providing electric or telephone service, and any petroleum products pipeline rights-of-way.
- D. The area of waterbodies including lakes, ponds and streams (measured to the normal high water mark on each side); wetlands; quarries; areas with slope in excess of twenty-four (24) percent or greater; and areas used for improvements; and then dividing the remainder by thirty thousand (30,000) square feet per dwelling unit.