Density Analysis, Low Density Residential

Estate Residential (0.24 to 0.80 units per gross acre)
Average lot size  2.00 acres
Minimum lot size  1.25 acres

Test Case, 100 Acres
40% Open Space:  60 acres remain
20% Streets and ROW  48 acres remain
Area in lots:  2,090,880 square feet (based on 48 acres)
Maximum units allowed:  24 units, based on 2.00 acres per unit
Gross density  0.24 units per gross acre
Net density:  0.50 units per gross acre

Large Lot Residential (0.80 to 1.25 units per gross acre)
Average lot size  25,000 square feet
Minimum Lot size:  18,000 square feet

Test Case, 100 Acres
40% Open Space:  60 acres remain
20% Streets and ROW  48 acres remain
Area in lots:  2,090,880 square feet (based on 48 acres)
Maximum units allowed:  83 lots
Gross density  Less than one unit per gross acre (0.83)
Net density:  1.73 units per net acre

Low-Density Residential (1.25 to 2.0 units per gross acre)
Average lot size  16750
Minimum lot size  12,000 square feet

Test Case, 100 Acres
40% Open Space:  60 acres remain
20% Streets and ROW  48 acres remain
Area in lots:  2,090,880 square feet (based on 48 acres)
Maximum units allowed:  125 lots
Gross density  1.25 units per gross acre
Net density:  2.60 units per net acre

PJR/pr
Density Analysis, Medium Density Residential

**Medium -Density Residential (>4.0 to 7.0 units per gross acre)**

<table>
<thead>
<tr>
<th>R-2 Zoning</th>
<th>5,250 square-foot lots average, 4,000 square-foot minimum</th>
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<tbody>
<tr>
<td>Assumptions:</td>
<td>20% Streets and rights-of-way</td>
</tr>
<tr>
<td></td>
<td>40% Open Space</td>
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</tbody>
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**Test Case, 100 Acres**
- Open Space: 60 acres remain
- Streets: 48 acres remain
- Area in lots: 2,090,880 square feet (based on 48 acres)
- Maximum: 116 units (if all lots could be 18,000 square feet. Many will be larger)
- Gross density: 1.16 units per gross acre (based on entire parcel)
- Net density: 2.42 units per net acre (excludes open space, streets and ROW)

**Plan Recommendations for R-2, Low-Density Residential:**
- 1.0 to 1.25 units per gross acre
- 1.0 unit per gross acre allows for some inefficiency in lotting
- 1.5 units per gross acre would be allowed **ONLY** when amenities Hampshire wants are provided
- In that case, the density cannot exceed 1.5 units per gross acre, or in this example, another 50 units