

## 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

## Density Analysis, Medium Density Residential

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

R-2 Zoning 5,2500 square-foot lots average, 4,000 square-foot minimum

Assumptions: 20% Streets and rights-of-way  
40% Open Space

#### Test Case, 100 Acres

Open Space 60 acres remain

Streets and 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