

Gross translated to Net Density

To understand how development will act compared to how it will look and feel, gross density must be translated into net density.

Just as gross revenues are different from net profits in the business world, gross density is different from net density. Gross density is the total number of units just as gross revenue is the total number of dollars taken in by a business. Net density leaves the total number of units allowed but divides by a number that represents the developable land rather than the total land, just as net revenue takes away the expenses required to attract the total dollars and you are left with net dollars, so \$100 dollars gross suddenly looks and feels like 20 dollars net.

The following chart tries to demonstrate the difference between gross density and net density on a hypothetical 100 acre tract with land features that are undevelopable.

Density Overview

Gross Vs. Net

Hypothetical 100 Acre Parcel

Total Gross Area 100 Acres

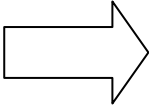
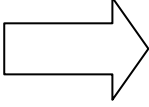

Undevelopable Area 40 Acres

Highway ROW 10 Acres

Floodway 5 Acres

Slope Protection 25 Acres

Net Developable Area 60 Acres

Gross Density Acts Like		Net Density Looks Like:
1 DUA (gross) [100 acres x 1 unit per acre yields 100 units]		1.67 DUA (net) [100 units on 60 acres, or approximately 18,000 SF Lots]
2 DUA (gross) [100 acres x 2 unit per acre yields 200 units]		3.33 DUA (net) [200 units on 60 acres, or approximately 9,000 SF Lots]
3 DUA (gross) [100 acres x 3 unit per acre yields 300 units]		5.00 DUA (net) [300 units on 60 acres, or approximately 6,000 SF Lots]