

Integrated Innovative Housing Ordinance (IIHO) Density Calculations
Final Subdivision
6/12/2025

Baseline calculations: Net tract Area divided by minimum lot size: 30.9

<u>UNIT RESTRICTIONS:</u>		<u>Add to baseline</u>		
Demographics				
Senior	55+	15%	0	0.00
Workforce Housing			0	
Housing Type				
Attached Housing		10%	8	0.80
Unit Type				
Single Floor Unit		10%	13	1.30
Handicap Accessible (ADA compliant)		15%		
Unit size -Bedrooms				
0 Bedroom (Studio)		10%	0	0.00
1 Bedroom		15%	2	0.30
2 Bedrooms		10%	5	0.50
Total Unit Restrictions:			28	

<u>PROPOSED AMENTIES (choose one per category):</u>				
Walkability (Internal sidewalks, footpaths)		10%		
Improved Access to Public Places		10%	Yes	3.09
Community Space				
Community Space Open to Public		25%		
Community Space Restricted to Residents		10%		
Open Space				
Open Space under Restrictive Covenant		20%	Yes	6.18
Open Space Improved & Open to Public		15%		
Open Space Improved Non-Public		10%		
Type of Ownership				
Rental (deed restricted)		30%	0	0.00
Redevelopment of existing structures				
Where feasible with parking/septic/water supply etc. (units per redeveloped building)		4	No	0.00
Voluntary Public Infrastructure				
Utilities and Public Way Betterments		10%	No	<u>0.00</u>
Total Units Allowed Under IIHO zoning:				43.07