

Exhibit A

19.45.030 Density standards.

A. All density provisions shall be calculated in dwelling units per acre (du/ac). The calculation shall be based upon the net acreage, subtracting out land that, by City, State or Federal regulation, is unbuildable. This would include any areas such as, but not limited to, wetlands, floodways, steep slopes, and streets (except as provided in Chapter [17.35](#) UPMC and B. below), lands below the ordinary high water mark, and lands set aside (by dedication or easement) for public or private streets (not including alleys). Land that may be difficult or expensive to build upon, but where development is not prohibited, would still count as buildable acreage. (See also Chapter [19.10](#) UPMC, Definitions, "Density.") When calculating density, no rounding is used.

B. Where the City has acquired easements for right-of-way purposes, the area of the easement may be used in a density calculation to determine the number of dwelling units allowed.