

#### 4-11-040 DEFINITIONS D

**DENSITY, NET:** A calculation of the number of housing units and/or lots that would be allowed on a property after critical areas, i.e., very high landslide hazard areas, protected slopes, wetlands, Class 1 to 4 streams and lakes, or floodways, [and/or land set aside for tracts for detention/retention facilities](#), and public rights-of-way ~~and~~, legally recorded private access easements, ~~and the “pipestem” portion of a pipe stem lot~~ are subtracted from the gross area (gross acres minus streets and critical areas multiplied by allowable housing units per acre). Required critical area buffers, streams that have been daylighted including restored riparian and aquatic areas, [land developed with detention/retention vaults](#), and public and private alleys shall not be subtracted from gross acres for the purpose of net density calculations.

