Average Lot Size Calculation – Examples

$$\text{Average Lot Area} = \frac{\text{Area in Lots} + \text{Net Conservation Area}}{\text{Number of Lots}}$$

If No Conservation Area

100 acres / 50 Lots

$$\frac{100 \text{ acres} + 0}{50 \text{ Lots}} = \frac{100}{50} = 2 \text{ Acre Average}$$

If Conservation Area at 40% Net

Then Net Consv'n Area =

20 ac. X 40% = 8 acres

80 acres / 44 Lots	20 ac Consv'n Area

$$\frac{80 \text{ ac} + 8 \text{ ac}}{44 \text{ Lots}} = \frac{88}{44} = 2 \text{ Acre Average}$$

40 ac. X 40% = 16 acres

60 acres / 38 Lots	40 acre Consv'n Area

$$\frac{60 \text{ ac} + 16 \text{ ac}}{38 \text{ Lots}} = \frac{76}{38} = 2 \text{ Acre Average}$$

If Conservation Area at 25% Net

Then Net Consv'n Area =

20 ac. X 25% = 5 acres

80 acres / 42 Lots	20 ac Consv'n Area

$$\frac{80 \text{ ac} + 5 \text{ ac}}{42 \text{ Lots}} = \frac{85}{42} = 2 \text{ Acre Average}$$

40 ac. X 25% = 10 acres

60 acres / 35 Lots	40 acre Consv'n Area

$$\frac{60 \text{ ac} + 10 \text{ ac}}{35 \text{ Lots}} = \frac{70}{35} = 2 \text{ Acre Average}$$

NOTES:
1. Net Conservation Area = Total Acres in Conservation Area X Percent assigned to that type of Area in Sec. 9.3.
2. Street right-of-way (ROW) area is ignored for simplification of these examples; that is, "Area in Lots" includes ROW here.
   Average Lot Size calculation on plat exhibits shall deduct ROW from Area in Lots.

Appendix C   **Medina County Subdivision Regulations**