Sec. 12-172. - Residential zoning density.
(a) Subject to subsections (b) and (c) only one (1) principal dwelling unit shall be erected on any lot.

(b) Two-family conversions, duplexes, and primary residences with an accessory apartment shall be allowed only on lots having one hundred fifty (150) percent of the minimum lot area required for one (1) dwelling unit on a lot in such district. Multi-family conversions into three (3) or four (4) dwelling units shall be allowed only on lots having two hundred (200) percent and two hundred fifty (250) percent respectively, of the minimum lot area required for one (1) dwelling unit.

(c) Apartment complexes, condominiums and townhouses are exempt for this requirement upon approval of a valid site plan.

(d) The densities set forth in this section are permissible only if and to the extent that adequate water and sewer facilities are or will be made available to serve the proposed density in accordance with the provisions of article XII.