

ZONING

370 Attachment 3

Township of North Coventry

APPENDIX C

Sample Residential Design Option Calculation

Applying Adjusted Tract Approach and Density Factors to a Typical 50 acre Tract

Within the 50 acre tract (gross tract area), the following constraints exist:

1. Adjusted Constrained Lands =

Constraint	Total Constrained Land (acres)	Multiplier	Adjusted Constraint (acres)
Public Right-of-Way	2.0	1.00	2.0
Wetlands	2.5	0.95	2.4
Floodplain	4.0	0.60	2.4
Floodway	1.0	1.00	1.0
Prohibitive Slopes	1.5	0.80	1.2
Precautionary Slopes	5.5	0.30	1.7
Totals	16.5 acres		10.7 acres

2. Adjusted Tract Acreage = Gross Tract Area - Adjusted Constrained Lands

50 (gross tract area) - 10.7 (adjusted constrained lands) = 39.3 acres (adjusted tract area)

3. Permitted Dwelling Units = Adjusted Tract Area x Density Factor [Amended 2-26-2007]

Option RC-1: 39.3 ATA x 0.33 (RC-1 density factor) = 12 dwelling units

Option RC-2: 50.0 GTA x 0.10 (RC-2 density factor) = 5 dwelling units*

Option RR-1: 39.3 ATA x 0.50 (RR-1 density factor) = 19 dwelling units

Option RR-2: 50.0 GTA x 0.20 (RR-2 density factor) = 10 dwelling units*

Option R1-1: 39.3 ATA x 1.0 (R1-1 density factor) = 39 dwelling units

Option R1-2: 39.3 ATA x 0.6 (R1-2 density factor) = 23 dwelling units

* Gross Tract Area is used for Options RC-2 and RR-2. These options are also permitted one accessory dwelling unit on lots of 10 acres or more.

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4. *Minimum Open Space = Percent Adjusted Tract Area + Adjusted Constrained Lands*

Option RC-1: 0.70 (open space) \times 39.3 (ATA) $+$ 10.7 (adjusted constrained lands) = **38 acres**

Option RR-1: 0.60 (open space) \times 39.3 (ATA) $+$ 10.7 (adjusted constrained lands) = **34 acres**

Option R1-1: 0.50 (open space) \times 39.3 (ATA) $+$ 10.7 (adjusted constrained lands) = **30 acres**

This open space calculation does not apply to Options RC-2, RR-2, or R1-2. Refer to §320-53 of Chapter 320, Subdivision and Land Development, to determine required open space.