

ZONING

400 Attachment 4

Township of Coolbaugh

Density and Conservation Open Space

OPTION 1 Basic Density and Basic Conservation <u>Neutral density</u>		OPTION 2 Increased Density with Increased Conservation <u>20% density bonus</u> (ATA/unit reduced by 20%)		OPTION 3 Greater Density with Greater Conservation <u>30% density bonus</u> (ATA/unit reduced by 30%)		OPTION 4 Standard Subdivision with no Conservation Open Space	
Density Factor (SF ATA/ DU ¹)	Minimum Conservation Open Space Required ²	Density Factor (SF ATA/ DU ¹)	Minimum Conservation Open Space Required ²	Density Factor (SF ATA/ DU ¹)	Minimum Conservation Open Space Required ²	Minimum Lot Size (square feet)	Minimum Conservation Open Space Required ³
W-C Woodland Conservation District: Option 1, Option 2, Option 3 or Option 4 required.							
W-C: On-Site Water Supply and On-Site Sewage System							
217,800 (5.0 acres)	50% ATA	174,240 (4.0 acres)	60% ATA	152,460 (3.5 acres)	65% ATA	435,600 (10.0 acres)	None
W-C: Community Water Supply and On-Site Sewage System							
174,240 (4.0 acres)	50% ATA	139,390 (3.2 acres)	60% ATA	121,970 (2.8 acres)	65% ATA	(8.0 acres)	None
W-C: On-Site Water Supply and Community Sewage System							
130,680 (3.0 acres)	50% ATA	104,540 (2.4 acres)	60% ATA	91,480 (2.1 acres)	65% ATA	(6.0 acres)	None
W-C: Community Water Supply and Community Sewage System							
87,120 (2.0 acres)	50% ATA	69,700 (1.6 acres)	60% ATA	60,980 (1.4 acres)	65% ATA	174,240 (4.0 acres)	None
R-1 Rural Residential District: Option 1, Option 2, Option 3 or Option 4 required.							
R-1: On-Site Water Supply and On-Site Sewage System							
87,120 (2.0 acres)	50% ATA	69,700 (1.6 acres)	60% ATA	60,980 (1.4 acres)	65% ATA	174,240 (4.0 acres)	None
R-1: Community Water Supply and On-Site Sewage System							
65,340 (1.5 acres)	50% ATA	52,270 (1.2 acres)	60% ATA	45,740 (1.1 acres)	65% ATA	130,680 (3.0 acres)	None
R-1: On-Site Water Supply and Community Sewage System							
43,560 (1.0 acre)	50% ATA	34,850 (0.8 acre)	60% ATA	30,490 (0.7 acre)	65% ATA	87,120 (2.0 acres)	None
R-1: Community Water Supply and Community Sewage System							
32,670 (0.75 acre)	50% ATA	26,140 (0.6 acre)	60% ATA	22,870 (0.53 acre)	65% ATA	65,340 (1.5 acres)	None

COOLBAUGH CODE

OPTION 1 Basic Density and Basic Conservation <u>neutral density</u>		OPTION 2 Increased Density with Increased Conservation <u>20% density bonus</u> (ATA/unit reduced by 20%)		OPTION 3 Greater Density with Greater Conservation <u>30% density bonus</u> (ATA/unit reduced by 30%)		OPTION 4 Standard Subdivision with no Conservation Open Space	
Density Factor (SF ATA/ DU¹)	Minimum Conservation Open Space Required²	Density Factor (SF ATA/ DU¹)	Minimum Conservation Open Space Required²	Density Factor (SF ATA/ DU¹)	Minimum Conservation Open Space Required²	Minimum Lot Size (SF)	Minimum Conservation Open Space Required³
R-2 Low-Density Residential District: Option 1, Option 2, Option 3 or Option 4 required.							
R-2: On-Site Water Supply and On-Site Sewage System							
65,340 (1.5 acres)	50% ATA	52,270 (1.2 acres)	60% ATA	45,740 (1.1 acres)	65% ATA	130,680 (3.0 acres)	None
R-2: Community Water Supply and On-Site Sewage System							
43,560 (1.0 acre)	50% ATA	34,850 (0.8 acre)	60% ATA	30,490 (0.7 acre)	65% ATA	87,120 (2.0 acres)	None
R-2: On-Site Water Supply and Community Sewage System							
32,670 (0.75 acre)	50% ATA	26,140 (0.6 acre)	60% ATA	22,870 (0.53 acre)	65% ATA	65,340 (1.5 acres)	None
R-2: Community Water Supply and Community Sewage System							
21,780 (0.5 acre)	50% ATA	17,420 (0.4 acre)	60% ATA	15,250 (0.35 acre)	65% ATA	43,560 (1.0 acre)	None
OPTION 5 - Hamlets and Villages: May be used by the developer in WC, R-1 and R-2 Districts. See Article VII. Community water supply and community sewage system is required.							
<u>40% density bonus</u> (ATA/unit reduced by 40%)		Density Factor (SF ATA/DU¹)		Minimum Conservation Open Space Required²			
W-C Woodland Conservation District		52,270 (1.2 acres)		70% ATA			
R-1 Rural Residential District		19,600 (0.45 acre)		70% ATA			
R-2 Low-Density Residential District		13,070 (0.3 acre)		70% ATA			

NOTES:

¹ SF ATA = square feet of adjusted tract area in § 400-25D(3).

² Plus constrained land calculated in § 400-25D(2).

³ Minimum conservation open space is permitted but not required.