

ZONING REGULATIONS

500 Attachment 3

**Town of Killingworth**

**Appendix B  
Procedure for Computing Minimum Buildable Lot Area  
[Amended 5-18-2004]**

1. Determine the area in square feet of each resource characteristic listed in § 500-44 comprising the lot.

Resource Characteristics

1. Soil Classes A, B, C, D, E and F (Appendix A).
  2. Special flood hazard area.
  3. Ponds, vernal pools, lakes and watercourses.
  4. Slope.
2. Divide the area of each resource characteristic by 43,560 to obtain the area of each resource characteristic in acres.
  3. Multiply the area in acres of each resource characteristic by the percentage specified for that characteristic to determine the contribution of the resource characteristic to the minimum buildable lot area.

<b>Resource Characteristic</b>	<b>Percentage Applied to Area</b>
1. Soil Classes	
A	100%
B	75%
C	50%
D	50%
E	25%
F	0%
2. Special flood hazard area	25%
3. Ponds, vernal pools, lakes and watercourses	0%
4. Slope. All areas of any soil class with naturally occurring slope in excess of 25% as measured over a horizontal distance of 40 feet	0%

4. Add the contributions as determined in Subsection 3 above of all resource characteristics.

KILLINGWORTH CODE

5. The minimum buildable lot area (two acres equivalent) is met provided that:
  - a. The sum of all resource characteristic contributions equals or exceeds two; and
  - b. The sum of the resource characteristics of soils belonging to Class A, B, C or D equals or exceeds 1 1/2; and
  - c. Soils belonging to Soil Class A, B, C or D are contiguous.

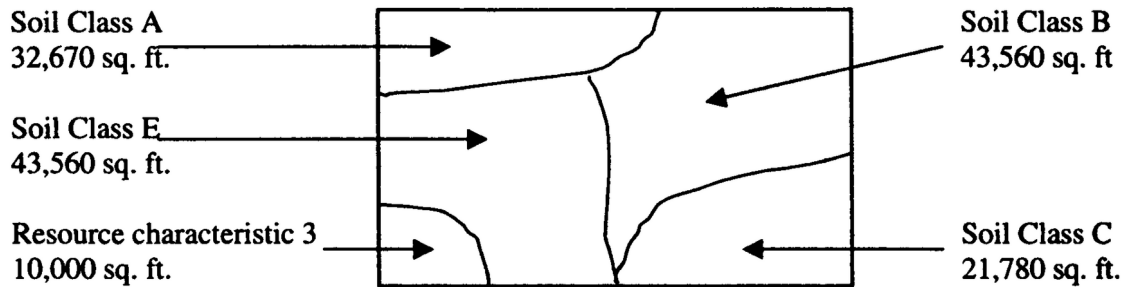
**Examples**

**Lots with soil types from only one group.**

Soil Class A	2.00 acres x 100% = 2	2.00 acres is the required lot area
Soil Class B	2.67 acres x 75% = 2	2.67 acres is the required lot area
Soil Classes C and D	4.00 acres x 50% = 2	4.00 acres is the required lot area

Soil Class E and Resource Characteristic 2 alone cannot form a lot because 1 1/2 acres equivalent of the minimum buildable lot area must belong to Soil Class A, B, C or D.

**Lots with soil types or resource characteristics from more than one group.**



Soil Class A	$32,670 + 43,560 = 0.75$ acres	$0.75 \times 100\% = 0.75$
Soil Class B	$43,560 \div 43,560 = 1.00$ acres	$1.00 \times 75\% = 0.75$
Soil Class C	$21,780 \div 43,560 = 0.50$ acres	$0.50 \times 50\% = 0.25$
Soil Class E	$43,560 \div 43,560 = 1.00$ acres	$1.00 \times 25\% = 0.25$
Resource Characteristic 3	$10,000 \div 43,560 = 0.23$ acres	$0.23 \times 0\% = 0$
	Total = 3.48 acres	Total = 2.00

The lot fulfills the minimum buildable lot area requirement because the total of the contributions of the resource characteristics equals two and more than 1 1/2 belongs to Soil Class A, B, C or D and Soil Classes A, B and C are contiguous.

## ZONING REGULATIONS

For lots where the required minimum buildable lot area is four [ §§ 485-49B(4)(b) and 485-50C(2) of the Subdivision Regulations], the requirements of this appendix are multiplied by two.

For lots where the required minimum buildable lot area is one [ §§ 500-49C(1) and 500-55A of the Zoning Regulations], the requirements of this appendix are multiplied by 1/2.

For lots where the required minimum buildable lot area is five [ § 500-43B(16)(a) of the Zoning Regulations] the requirements of this appendix are multiplied by 2 1/2.