

ZONING

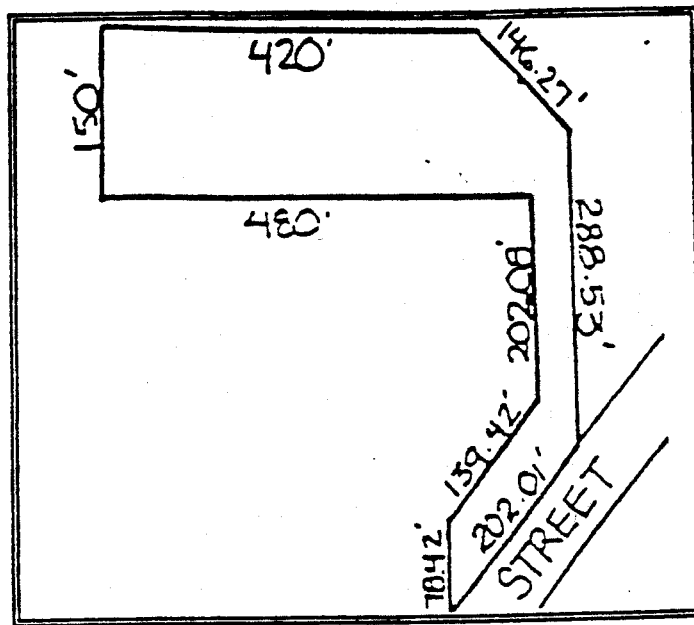
390 Attachment 5

Town of Wrentham

Illustration A
Build Factor

- ▶ The build factor applies in all zoning districts.
- ▶ This illustration is not an official section of the bylaw, but is for illustrative purposes only.

$$\text{Build Factor} = \frac{(\text{Lot Perimeter})^2}{\text{Actual Lot Area}} \text{ divided by } \frac{\text{Actual Lot Area}}{\text{Required Lot Area}}$$



Lot perimeter = 2106.78
Lot perimeter² = 4,438,521.9
Lot area = 93,982 square feet

IN R-30 ZONING DISTRICT, THE BUILD FACTOR WOULD BE:

$$\frac{4,438,521.9}{93,982} \text{ DIVIDED BY } \frac{93,982}{30,000} = 47.23/3.13 = 15.09$$

IN R-43 ZONING DISTRICT, THE BUILD FACTOR WOULD BE:

$$\frac{4,438,521.9}{93,982} \text{ DIVIDED BY } \frac{93,982}{43,560} = 47.23/2.16 = 21.87$$

IN R-87 ZONING DISTRICT, THE BUILD FACTOR WOULD BE:

$$\frac{4,438,521.9}{93,982} \text{ DIVIDED BY } \frac{93,982}{87,120} = 47.23/1.08 = 43.73$$