500 Attachment 3

Town of Barton

Table 3
Worksheets

Table 3A
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development

Step 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	_____ acres
Step 2:	Subtract (–) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, and the rights-of-way of major utilities.	– _____ acres
Step 3:	Subtract (–) land required to be dedicated for public parks under the requirements of Chapter 340, Land Division, as amended, or other Town ordinance.	– _____ acres
Step 4:	Subtract (–) land which, as a part of a previously approved development or land division, was reserved for open space.	– _____ acres
Step 5:	In the case of site intensity and capacity calculations for a proposed residential use, subtract (–) the land proposed for nonresidential uses; or, in the case of site intensity and capacity calculations for a proposed nonresidential use, subtract (–) the land proposed for residential uses.	– _____ acres
Step 6:	Equals base site area.	= _____ acres

Table 3B
Worksheet for the Calculation of Resource Protection Land

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 500-109 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Features	Acres of Land in Resource Feature to be Protected
	Agricultural Districts	Residential Districts	Nonresidential Districts		
Steep slopes:					
10% to 19%	0.00	0.60	0.40	X _____ =	_____
20% to 30%	0.65	0.75	0.70	X _____ =	_____
+ 30%	0.90	0.85	0.80	X _____ =	_____
Woodlands and forests (a):					
Mature	0.70	0.70	0.70	X _____ =	_____
Young	0.50	0.50	0.50	X _____ =	_____
Lakes and ponds	1.00	1.00	1.00	X _____ =	_____
Streams	1.00	1.00	1.00	X _____ =	_____
Shore buffer (a)	1.00	1.00	1.00	X _____ =	_____
Floodplains/floodways/ floodlands (b)	1.00	1.00	1.00	X _____ =	_____
Drainageways	0.30	0.30	0.30	X _____ =	_____
Wetlands and shoreland wetlands (a)	1.00	1.00	1.00	X _____ =	_____
Total resource protection land (total acres of land in resource feature to be protected)					_____

NOTES:

(a) As regulated by Chapter 23, Shoreland, Wetland and Floodplain Zoning, of the Washington County Code, as amended.

(b) As regulated by Chapter 23, Shoreland, Wetland and Floodplain Zoning, of the Washington County Code, as amended.

Note: In conducting the calculations in this table, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.00, which represents the higher of the two standards.

Table 3C
Worksheet for the Calculation of Site Intensity and Capacity for Residential Development

Step 1:	Calculate minimum required on-site open space: Take base site area (from Step 6 in Table 3A): _____ Multiply by minimum open space ratio (OSR) (see specific residential zoning district OSR standard): X _____ Equals minimum required on-site open space =	_____ acres
Step 2:	Calculate net buildable site area: Take base site area (from Step 6 in Table 3A): _____ Subtract total resource protection land (from Table 3B) or minimum required on-site open space (from Step 1 above), whichever is greater: – _____ Equals net buildable site area =	_____ acres
Step 3:	Calculate maximum net density yield of site: Take net buildable site area (from Step 2 above): _____ Multiply by maximum net density (ND) (see specific residential zoning district ND standard): X _____ Equals maximum net density yield of site =	_____ DUs
Step 4:	Calculate maximum gross density yield of site: Take base site area (from Step 6 of Table 3A): _____ Multiply by maximum gross density (GD) (see specific residential zoning district GD standard): X _____ Equals maximum gross density yield of site =	_____ DUs
Step 5:	Determine maximum permitted DUs of site: Take the lowest of maximum net density yield of site (from Step 3 above; if fractional, round to the next lowest whole number) or maximum gross density yield of site (from Step 4 above; if fractional, round to the next lowest whole number):	_____ DUs

Table 3D
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development

Step 1:	Calculate minimum required landscape surface: Take base site area (from Step 6 in Table 3A): _____ Multiply by minimum landscape surface ratio (LSR) (see specific zoning district LSR standard): X _____ Equals minimum required on-site landscape surface =	 _____ acres
Step 2:	Calculate net buildable site area: Take base site area (from Step 6 in Table 3A): _____ Subtract total resource protection land (from Table 3B) or minimum required landscape surface (from Step 1 above), whichever is greater: – _____ Equals net buildable site area =	 _____ acres
Step 3:	Calculate maximum net floor area yield of site: Take net buildable site area (from Step 2 above): _____ Multiply by maximum net floor area ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X _____ Equals maximum net floor area yield of site =	 _____ acres
Step 4:	Calculate maximum gross floor area yield of site: Take base site area (from Step 6 of Table 3A): _____ Multiply by maximum gross floor area ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X _____ Equals maximum gross floor area yield of site =	 _____ acres
Step 5:	Determine maximum permitted floor area of site: Take the lowest of maximum net floor area yield of site (from Step 3 above) or maximum gross floor area yield of site (from Step 4 above): (Multiply results by 43,560 for maximum floor area in square feet):	 _____ acres (_____ square feet)