

ZONING

97 Attachment 1

Town of Goshen

Appendix A: Sample Density Calculation for an Open Space Development [Amended 2-23-2009 by L.L. No. 1-2009]

Consider a hypothetical parcel of land with the following characteristics:

- Eighty-five acres.
- Thirteen acres of wetlands, including a stream running through one corner.
- In the RU District.
- In the AQ-6 Overlay District.

According to § 97-20A, the following method would be used to determine allowable density:

Alternative A. Density permitted by the AQ-6 Overlay using individual wells and septic systems (i.e., no public water or sewer systems).

- Without doing any water testing or special design features to protect water, the density would be 85 divided by six equals 14.17 units, rounded down to 14 units.
- If the applicant performs water tests to determine site-specific water supplies, recharge rates, and/or septic credits as permitted in § 97-27B and D, then the maximum number of units, as determined by the Planning Board, might be increased. However, the total number of units cannot exceed the number that would be allowed by Alternative B below, and cannot exceed one unit per three acres.

Alternative B. Density permitted if the applicant is able to gain access to public sewer and water or otherwise prove that the development will not adversely affect water quantity or quality.

Step 1. Determine unconstrained acreage.

- Subtract 13 acres of wetlands and watercourses from the 85 total acres, resulting in 72 unconstrained acres.

Step 2 . Determine “base number” of allowable units.

- Thirty-three percent of the 72 unconstrained acres equals 23.76 units (23.76 rounded down to 23).

These are just a few of the possibilities. Because the proposed zoning law offers many choices, it is possible to run this example in many different permutations and come up with different results.