

Salisbury Planning and Zoning Regulations - 2019

DENSITY WORKSHEET	
<b>Step One: Establish Existing Site Information</b>	
<i>Based on a site survey, determine the existing acreage for each of the following.</i>	
Gross Site Area:	<u>0.31</u> acres
Roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development ("ROW land"):	<u>0.03</u> acres
Lakes, ponds and watercourses:	<u>0.0</u> acres
Wetlands:	<u>0.0</u> acres
Floodplains:	<u>0.0</u> acres
Moderate slopes (15% to 25%):	<u>0.004</u> acres
Steep slopes (25% or greater):	<u>0.0</u> acres
<b>Step Two: Calculate the "Base Site Area"</b>	
0.31	- 0.03 = 0.28
Gross Site Area (acres)	- ROW land (acres) = Base Site Area (acres)
<b>Step Three: Calculate the "Total Land in Resource"</b>	
Lakes, ponds and watercourses (acres) x 1.0 =	<u>0.0</u> acres
Wetlands (acres) x 1.0 =	<u>0.0</u> acres
Floodplains (acres) x 1.0 =	<u>0.0</u> acres
Moderate slopes (15% to 25%) x 0.5 =	<u>0.002</u> acres
Steep slopes (25% or greater) x 1.0 =	<u>0.0</u> acres
Total Land in Resource (sum of the above) =	<u>0.002</u> acres
<b>Step Four: Determine Net Building Site Area</b>	
0.28	- 0.002 = 0.278
Total Base Site Area (acres)	- Total Land in Resource (acres) = Equals Net Building Site Area (acres)
<b>Step Five: Determine Number of Dwellings</b>	
0.278	x 4 x 4 = 4.448*
Net Building Site Area	x Maximum Density Factor x Density Bonus Factor = Number of Dwellings (round off)
<b>Density Factors:</b>	
District	Maximum Density Factor
MFH	4
Development Provision	Density Bonus Factor
Provision of Affordable Housing	4

\*Per: 405.5 PKSQ Overlay District Density

Within the PKSQ Overlay District the maximum density shall be sixteen (16) dwelling units per acre *with the following exception:* where a minimum of fifty percent (50%) of the units are affordable housing, a greater number of units may be permitted per acre provided the minimum unit size shall be 350 square feet or the minimum required by the State Building Code, whichever is less.