Village of Grafton Site Intensity Calculations

<u>WORKSHEET 1</u>
Calculation of Base Site Area
Residential and Non-residential 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 the Village of Grafton Subdivision Ordinance as amended.	- _____ 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 <u>nonresidential </u>uses: Or In the case of *"Site Intensity and Capacity Calculations"* for a proposed nonresidential use, subtract (-) the land proposed <u>for residential uses</u>.	- _____ acres
STEP 6:	**Equals "BASE SITE AREA"**	= _____ acres

Village of Grafton Site Intensity Calculations

WORKSHEET 2
Calculation of Resource Protection Land

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard below*)			Acres of Land in Resource Feature	Acres of Land in Resource Feature *To Be Protected*
	Agricultural Districts	Residential Districts	Non-Residential Districts		
Steep Slope: 20 to ≤ 30% > 30%	0.65 0.90	0.75 0.85	0.70 0.80	X _____ = X _____ =	_____ _____
Woodlands and Forests: **Mature** **Young**	0.70 0.50	0.70 0.50	0.60 0.50	X _____ = X _____ =	_____ _____
Lakes and Ponds	1	1	1	X _____ =	_____
Streams	1	1	1	X _____ =	_____
Shore Buffer		1	1	X _____ =	_____
Floodplain	1	1	1	X _____ =	_____
Wetlands & Shoreland Wetlands	1	1	1	X _____ =	_____
TOTAL RESOURCE PROTECTION LAND (Total Acres of Land in Resource Features to be Protected)					_____

Ord. 010, Series 2002, Part 3
* Village of Grafton Zoning Ordinance Table 19.04.0100

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.o which is the more restrictive standard.

Village of Grafton Site Intensity Calculations

WORKSHEET 3A
Site Intensity and Capacity Calculations for _Residential_ Development

STEP 1:	CALCULATE MINIMUM REQUIRED ON-SITE OPEN SPACE Take **Base Site Area** (from Step 6 in Worksheet 1): _____ Multiply by Minimum Open Space Ratio (OSR) (See specific residential zoning district OSR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals **MINIMUM REQUIRED ON-SITE OPEN SPACE =**	_____ acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take **Base Site Area** (from Step 6 in Worksheet 1): _____ Subtract **Total Resource Protection Land** from Worksheet 2 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 Standards in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals MAXIMUM NET DENSITY YIELD OF SITE =	_____ D.U.s
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY OF SITE: Take **Base Site Area** (from Step 6 of Worksheet 1) Multiply by Maximum Gross Floor Area Ratio (GFAR) (See specific residential zoning district GD standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals MAXIMUM GROSS DENSITY YIELD OF SITE =	_____ D.U.s
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE: Take the **lowest** of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	_____ D.U.s

Village of Grafton Site Intensity Calculations

WORKSHEET 3B
Site Intensity and Capacity Calculations for _Nonresidential_ Development

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:	
	Take _Base Site Area_ (from Step 6 in Worksheet 1): _____	
	Multiply by Minimum _Landscape Surface Ratio_ (**LSR**) (See specific residential zoning district LSR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 5 Division 19.05.0400, Required Landscaping): X _____	_____ acres
	Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE** =	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA:	
	Take _Base Site Area_ (from Step 6 in Worksheet 1): _____	
	Subtract _Total Resource Protection Land_ from Worksheet 2 Or _Minimum Required Landscape Surface Ratio_ (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 standards in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0300, Nonresidential Zoning Districts): X _____	_____ acres
	Equals MAXIMUM NET DENSITY YIELD OF SITE =	
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:	
	Take _Net Buildable Site Area_ (from Step 6 of Worksheet 1)	
	Multiply by Maximum Gross Floor Area Ratio (GFAR) (See specific residential zoning district GFAR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0300, Nonresidential Zoning Districts): 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 the maximum floor area in square feet.	_____ acres (_____) sf.