

TOWNSHIP OF SALFORD

PLANNING COMMISSION

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Form PC5

Calculation of Developable Acreage

**PLANNING COMMISSION
FORM PC-5**

**TOWNSHIP OF SALFORD
COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA**

APPLICABILITY:

In the RC Rural Conservation District and the RA Residential Agricultural District, the following density adjustment factors are to be used to determine 1) total developable area; 2) maximum tract density; and 3) minimum individual lot acreage. The acreage requirements are based only on the developable acreage.

DENSITY ADJUSTMENT

A. Total Developable Area Calculation (Site). Total Developable Area shall be defined as the total area of a site as modified by the applicable density factor (s) listed in Table II-A, below, in the manner described herein. In calculating the maximum tract density the developer shall determine the number of acres containing each natural feature and multiply by the applicable density factor, as listed in Table II-A.1, below to determine the developable area subject to each feature. After calculating the total acreage for each category, the total of these categories is added to the acreage, if there is any, that does not contain any of the natural features listed or is not contained within any ultimate road rights-of-way, to determine total developable area for the site.

TABLE II-A.1 Density Factors

Natural Features	On-Site Water & Sewer	Central Water	Central Sewer	Central Water & Sewer
SOILS:				
A. Seasonal High Water Table:				
Less than 18"	.33	.33	.33*	.33*
18" - 36"	.67	.67	.67*	.67*
B. Depth to Bedrock:				
Less than 42"	.67	.67	.67*	.67*
DIABASE	.33	.33**	.33	.33**
WATERBODIES	.00	.00	.00	.00
WATERCOURSES	.00	.00	.00	.00
FLOODPLAIN	.00	.00	.00	.00
WETLANDS	.00	.00	.00	.00
SLOPES:				
15% - 24%	.33	.33	.33	.33
Greater than 24%	.00	.00	.00	.00

* Applies to a sewage system that utilizes land for treatment/disposal purposes. For a sewage system not utilizing land, the density factor equals 1.0.

** Applies to a site that utilizes well(s) as the water source. For a site not utilizing well(s), the density factor equals 1.0. Also, for any zoning district that requires the use of central water and the central

supply is proposed to be from on-site well(s), the density factor may equal 1.0, provided it can be proven to the township's satisfaction that the water supply will be sufficient, will not cause any adverse effects on existing well(s), and all applicable requirements of the township well ordinance are met.

In the event that a portion of a tract is underlain by more than one natural feature subject to a density adjustment factor, that acreage shall be subject to the most restrictive factor only.

Since acreage that is contained within public or private rights-of-way, access easements or access strips is excluded from developable lot area, any portion of these items that also contains a natural feature subject to a density factor should not be included when calculating developable area subject to that natural feature.

NATURAL FEATURES DETERMINATION

The following procedure shall be followed to determine the presence, location, and boundaries of all natural features and, except as provided for elsewhere in this Ordinance, to address disputes concerning these features:

- A. The presence, location, and boundaries of any natural feature(s) shall be determined by the applicant through on-site survey and reference to the Soil Survey of Montgomery County, Soil Conservation Service, United States Department of Agriculture, and/or United States Geologic Survey topographic maps.
- B. The Township Planning Commission shall review the applicant's information and provide the initial determination of the presence, location, and boundaries of all natural features located on the site (s).
- C. Should a dispute arise concerning the Township Engineer's decision, the applicant shall have the burden of proving that a different finding is warranted. The applicant shall submit to the Township Engineer all technical information and documentation supporting a different finding, including any information or findings from qualified agencies such as the Soil Conservation Service. Upon review, the Township Engineer shall make a final determination.
- D. In the event that the Township Engineer's final determination is disputed; the applicant may appeal to the Township Zoning Hearing Board.

METHOD OF CALCULATION-DEVELOPABLE AREA.

A. Calculations shall be done as follows:

- 1. Acreage without natural features as listed above, and outside ultimate road rights-of-way: **Subtotal** =
- 2. Acreage subject to density factor adjustment:
 - Acreage (soils) x density factor =
 - Acreage (diabase) x density factor =
 - Acreage (water bodies) x density factor =
 - Acreage (watercourses) x density factor =
 - Acreage (floodplain) x density factor =

Acreage (wetlands) x density factor =

Acreage (slopes 15% +) x density factor =

Subtotal =

3. DEVELOPABLE AREA (1 + 2) **TOTAL** =

B. Maximum Tract Density Calculation. Total developable area is divided by the minimum developable lot area in the underlying zoning district to determine the maximum number of permissible lots on the tract and, therefore, the maximum density.

$$\text{Maximum Density} = \frac{\text{Total Developable Area}}{\text{Minimum Developable Lot Area}}$$

$$\text{Maximum Density} = \frac{6.19 \text{ acres} = 269,636.4 \text{ square feet}}{87,120 \text{ square feet}} = 3.095, \text{ or } 3 \text{ lots}$$

All total tract density values shall be rounded to the lowest whole number, i.e., 5.97 equals a maximum density of five lots.

Note: Maximum density is the maximum number of lots that could be created. Depending on the configuration of the tract, the maximum site density may be unattainable.

METHOD OF CALCULATION. Minimum Individual Lot Acreage Calculation. Each proposed lot shall be analyzed according to the density factors. When establishing a lot, the subdivider shall determine the number of acres containing each natural feature and multiply by the applicable density factor to determine the developable area subject to each feature as they occur on the lot. After calculating the total acreage for each category, the total is added to the acreage, if there is any that does not contain any natural feature listed or is not contained within any rights-of-way, access easements, or access strips. This total developable area for each individual lot must add up to the minimum developable lot area in order to be an acceptable lot. This procedure must be performed for each proposed lot.

Developable Area (Lot)

1. Acreage without natural features and outside public rights-of-way.
2. Acreage subject to density factor adjustment:

Acreage (soils) x density factor =

Acreage (diabase) x density factor =

Acreage (water bodies) x density factor =

Acreage (watercourses) x density factor =

Acreage (floodplain) x density factor =

Acreage (wetlands) x density factor =

Acreage (slopes 15% +) x density factor =

Subtotal =

3. DEVELOPABLE AREA (1 + 2) **TOTAL** =

EXAMPLE

R-1 Zoning District (Minimum Developable Lot Area = 87,120 square feet)

Site Area = 10 acres, on-site sewer and water

Natural Features: floodplain; soils with shallow depth to bedrock

A. Total Developable Area Calculation (Site)

1. Acreage without natural features and outside public and private rights-of-way, access easements, or access strips. (2.5)	Subtotal	=	<u>2.50</u>
2. Acreage subject to density factor adjustment:			
Acreage (soils) x density factor (5.5 x .67)		=	<u>3.69</u>
Acreage (diabase) x density factor		=	
Acreage (water bodies) x density factor		=	
Acreage (watercourses) x density factor		=	
Acreage (floodplain) x density factor (2 x 0.0)		=	<u>0.00</u>
Acreage (wetlands) x density factor		=	
Acreage (slopes 15% +) x density factor		=	
	Subtotal	=	<u>3.69</u>
3. DEVELOPABLE AREA (1 + 2)	TOTAL	=	<u>6.19</u>

B. Maximum Tract Density Calculation

$$\text{Maximum Density} = \frac{\text{Total Developable Area}}{\text{Minimum Developable Lot Area}}$$

Maximum Density = 6.19 Acres + 269,636.4 square feet = 3.095

or 3 lots
87,120 square feet

C. Minimum Individual Lot Acreage Calculation

Proposed Lot 1 gross area = 4.13 acres

Developable Area (Lot)

1. Acreage without natural features and outside public and private rights-of-way, access easements, or access strips. (0.0)	Subtotal	=	<u>0.00</u>
2. Acreage subject to density factor adjustment:			

Acreage (soils) x density factor	(3.52 x .67)	=	<u>2.36</u>
Acreage (diabase) x density factor		=	
Acreage (water bodies) x density factor		=	
Acreage (watercourses) x density factor		=	
Acreage (floodplain) x density factor	(.61 x 0.0)	=	<u>0.00</u>
Acreage (wetlands) x density factor		=	
Acreage (slopes 15% +) x density factor		=	
	Subtotal	=	<u>2.36</u>
3. DEVELOPABLE AREA (1 + 2)	TOTAL	=	<u>2.36</u>

Lot 1 is an acceptable lot since it has a developable area greater than or equal to the minimum developable lot area of the underlying zoning district.

Note: For the example tract, lot sizes could range from 80,000 square feet (the minimum developable lot area) where none of the listed natural features occur, to 2.74 acres where the lot is completely underlain by soils with 24" depth to bedrock. A lot could not exist where its entire area lies within the floodplain.