

Town of Barton
SITE INTENSITY &
CAPACITY CALCULATIONS
Application Form

SITE INTENSITY AND CAPACITY CALCULATIONS:

In accordance with Division 3.0500 of the Town of Barton Zoning Ordinance, site intensity and capacity calculations shall be made for each parcel of land to be used or built upon in the Town of Barton including all Certified Survey maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential developments. Said site intensity and capacity calculations shall be made on this form provided by the Town Clerk (or other Town Board authorized agent). In order for applications to be processed, all required information, drawings, application signatures, and fees required shall be submitted at time of application.

APPLICATION TYPE:

Please check the appropriate box below for the type of Application for which the required "Site Intensity and Capacity Calculations" Form is being submitted (*please attached the "Site Intensity and Capacity Calculations" Form to the Application*).

Zoning Related Applications:

- Zoning Permit Application
- Site Plan Review Application
- Zoning Map Amendment Petition
- Special Use Permit Application
- Appeal
- Variance
- Interpretation

Land Division Related Applications:

- Pre-Application Conference and Sketch Plan Review Application
- Certified Survey Map (*with* Proposed New Dedicated Public Streets) Application
- Certified Survey Map (with *no* Proposed New Dedicated Public Streets) Application

Land Division Related Applications (continued):

- Subdivision Preliminary Plat Application
- Subdivision Final Plat Application
- Condominium Plat Application

REQUIRED INFORMATION:

Please provide the following applicable information:

1. Town of Barton Tax Key Identification Number of Property:

2. Location of Property *(also, please attach legal description and/or boundary survey of property):*

3. Applicant Name: _____

Telephone Number: _____

Address: _____

Applicant is *(check all that are applicable):*

Property Owner

Subdivider

Developer

Other (specify)

4. Property Owner: _____

Telephone Number: _____

Address: _____

5. Subdivider Name: _____

Telephone Number: _____

Address: _____

6. Developer Name: _____

Telephone Number: _____

Address: _____

7. Subdivision/Development Name (if applicable):

8. Zoning District Classification(s) of Property
(per Town of Barton Zoning Ordinance Designation):

Present: _____ Proposed: _____

9. Town of Barton Land Use Plan Land Use District Designation(s):

Present: _____ Proposed: _____

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Worksheet 1 (Table 3.0502 of the Town of Barton Zoning Ordinance) for each parcel of land to be used or built upon in the Town of Barton including all Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in the Town of Barton Zoning Ordinance.

Worksheet 1

WORKSHEET FOR THE CALCULATION OF BASE SITE AREA FOR BOTH 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 Town of Barton Land Division Ordinance 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

CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

All land area with those natural resource features as described in Worksheet 2 (also see Division 4.0100 and Table 3.0503 of the Town of Barton Zoning Ordinance) and lying within the *base site area* (as determined in Worksheet 1), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Worksheet 2 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* as indicated in Worksheet 2 (*derived from Table 4.0100 of this Town of Barton Zoning Ordinance for the applicable agricultural, residential, or nonresidential zoning district*) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Worksheet 2.

Worksheet 2

WORKSHEET FOR THE CALCULATION OF
RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land in Resource Feature to be Protected
	Agricultural Districts	Residential Districts	Non-Residential Districts		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X _____ =	_____
20-30%	0.65	0.75	0.70	X _____ =	_____
+ 30%	0.90	0.85	0.80	X _____ =	_____
Woodlands & Forests (a):					
Mature	0.70	0.70	0.70	X _____ =	_____
Young	0.50	0.50	0.50	X _____ =	_____
Lakes & 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 & Shoreland Wetlands (a)	1.00	1.00	1.00	X _____ =	_____
TOTAL RESOURCE PROTECTION LAND (Total Acres of Land in Resource Feature to be Protected)					_____

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

(b) As regulated by Chapter 26 titled "Floodplain Zoning" of the *Washington County Code* as amended.

Note: In conducting the calculations in Table 3.0503, if two (2) 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.

CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Worksheet 3 shall be performed.

Worksheet 3

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED ON-SITE OPEN SPACE:</p> <p>Take <i>Base Site Area</i> (from Step 6 in Table 3.0502): _____</p> <p>Multiply by <i>Minimum Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X _____</p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = _____</p>	<p>_____ acres</p>
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 6 in Table 3.0502): _____</p> <p>Subtract <i>Total Resource Protection Land</i> from Table 3.0503 or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: _____</p> <p>Equals NET BUILDABLE SITE AREA = _____</p>	<p>_____ acres</p>
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): _____</p> <p>Multiply by <i>Maximum Net Density (ND)</i> (see specific residential zoning district ND standard): X _____</p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE = _____</p>	<p>_____ D.U.s</p>
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 6 of Table 3.0502): _____</p> <p>Multiple by <i>Maximum Gross Density (GD)</i> (see specific residential zoning district GD standard): X _____</p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE = _____</p>	<p>_____ D.U.s</p>
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>Take the <i>lowest</i> 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):</p>	<p>_____ D.U.s</p>

CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a non-residential zoning district, the site intensity and capacity calculations set forth in Worksheet 4 shall be performed.

Worksheet 4

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NON-RESIDENTIAL DEVELOPMENT

STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 6 in Table 3.0502): _____</p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X _____</p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = _____ acres</p>	
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 6 in Table 3.0502): _____</p> <p>Subtract <i>Total Resource Protection Land</i> from Table 3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above) whichever is greater: _____</p> <p>Equals NET BUILDABLE SITE AREA = _____ acres</p>	
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): _____</p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X _____</p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = _____ acres</p>	
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 6 of Table 3.0502): _____</p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X _____</p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = _____ acres</p>	
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):</p>	<p>_____ acres (_____ s.f.)</p>

NATURAL RESOURCE PROTECTION PLAN REQUIREMENTS

If natural resource features defined and described in Divisions 4.0100 and 9.0100 of the Town of Barton Zoning Ordinance are present on the property for which a Site Plan review, Planned Unit Development "Concept Plan," or Planned Unit Development "Preliminary Plan" is requested, twenty (20) full size copies of a "Natural Resource Protection Plan" drawn to the same scale as the Site Plan, Planned Unit Development "Concept Plan," or Planned Unit Development "Preliminary Plan" submission shall be submitted. The "Natural Resource Protection Plan" shall show the following:

- A. Proposed Name. The proposed name of the development.
- B. Location. The location of the proposed development.
- C. Names, Addresses, and Telephone Numbers of the Owners, Subdividers, Lessee and/or Developer. The names, addresses, and telephone numbers of the owners, subdividers, lessee and/or developer(s) of the property and of the designer of the plan.
- D. Date. Date of the "Natural Resource Plan" submittal and all applicable revision dates.
- E. Site Boundary. The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- F. Lot Lines, Right-of-Way Lines, and Easements. The location of all proposed lot lines, right-of-way lines, and easements.
- G. Existing Streets. The location, ownership, widths, and names (if available) of all existing and previously platted streets, rights-of-way, parks, and other public or open spaces located within or adjacent to the subject property.
- H. Easements and Neighboring Property Boundaries. The location and dimensions of all permanent easements and the subject property boundary lines adjacent to the site.
- I. Location and Extent of Existing Natural Resource Features. The location and extent of any existing natural resource features defined and described in Divisions and 4.0100 and 9.0100 and of the Town of Barton Zoning Ordinance. Each individual resource area on the site shall be graphically shown on the "Natural Resource Protection Plan."
- J. Disturbed and Preserved Natural Resource Features. Graphic and numerical illustration shown on the "Natural Resource Protection Plan" of those existing

natural resource features that will be disturbed and those that will be preserved and showing on the illustration the area (in square feet or acres) of each existing resource and those areas of resources that are to be preserved. Numerical data may be shown in tabular form with labeled reference to specific areas designated on the "Natural Resource Protection Plan." Any areas of the site where natural resources are to be mitigated and how and where the mitigation is to take place with natural resource protection easements shall be indicated.

- K. Method of Natural Resource Preservation. Graphic illustration and notes relating to how those natural resource features, which are to be preserved, will actually be preserved (conservation easements, deed restrictions, protective covenants, etc.).
- L. Scale, North Arrow, Contours. A drawing legend containing the scale appropriate to the size of the Site Plan, the date of preparation, north arrow, and designation of existing and proposed contours at a maximum two (2) foot contour interval.
- M. Maximum Sheet Size of "Natural Resource Protection Plan." The "Natural Resource Protection Plan" shall not exceed a maximum sheet size as required for the Site Plan, Planned Unit Development "Concept Plan," or Planned Unit Development "Preliminary Plan" whichever is applicable.
- N. "Site Intensity and Capacity Calculations" Required. All applicable "Site Intensity and Capacity Calculations" as required under Division 3.0500 of the Town of Barton Zoning Ordinance.