

Density Report Work Sheet

for Major and Minor Subdivisions

PLANNING BOARD

NEWBURY, NEW HAMPSHIRE

As required by Article 5.12 Minimum Lot Size/Density Requirement of the Zoning Ordinance and Section 9.3 Density Report of the Land Subdivision Control Regulations, enter the following information:

DATA FROM SITE ANALYSIS MAP:

1. Total area of all land being subdivided.
2. Total area of all steep slopes¹.
3. Total area of all wetlands¹ and all surface waters².
4. Total area of all land in the 100 yr. flood plain¹ excluding area counted in line 3 . .
5. One half the area of all deer wintering areas¹.
6. Total area of all existing rights of way and public easements.

DEVELOPABLE AREA CALCULATION:

7. Enter the sum of lines 2 through 5.
8. **Developable Area:** Subtract line 7 from line 1.

MAXIMUM DENSITY CALCULATION:

9. From TABLE 5.2:A, enter the density adjustment factor (1 or 1.5).
10. From TABLE 5.2:B, enter the density adjustment factor
(2 if abutting protected lands, 1 if not)
11. Multiply line 9 by line 10
12. **Maximum Allowable Density** (acres per dwelling unit): Multiply line 11 by 2. . .

MAXIMUM DWELLING UNIT CALCULATION:

13. Select Initial(A) or Final(B) from below and enter the area here.
A) Initial calculation: Multiply line 8 by 0.1
B) Final calculation: Area of proposed rights of way and public easements
14. Enter the sum of line 6 and line 13.
15. Subtract line 14 from line 8.
16. **Maximum Dwelling Units Allowed:** divide line 15 by line 12.

1) See definitions in Zoning Ordinance, Article II.
2) See named Surface Waters in Zoning Ordinance, Section 7.2.