

Text Amendment #625
Demonstration Site (Barons South) Zoning Data

Demonstration Site - Gross Lot

	Proposed Units	Units per Acre ⁽²⁾	FAR ⁽²⁾	Bldg Coverage	Total Coverage
1 Senior Housing	66	11.7	118,900	29,750	12.1%
2 Assisted/Full Care	42	5.7	114,875	43,325	13.5%
3 Senior Center	0	0.0	12,000	12,500	5.3%
SUBTOTAL	108	5.9	245,775	85,575	10.7%
147,895 18.4%					
4 Imperial Lot	0	0.0	0	0	0.0%
5 Post Rd Lot	0	0.0	0	0	0.0%
GRAND TOTAL	108	4.8	245,775	85,575	8.7%
15 per Acre				15%	30%

Required/Allowed	2-4 Acres	15 per Acre	0.35	15%	30%
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Demonstration Site - Net Steep Slopes

	Steep Slope Coverage ⁽¹⁾	Steep Slope Area ⁽¹⁾	Approx Net Area (Gross - 80% of Steep)	Proposed Units	Units per Acre ⁽²⁾	FAR ⁽²⁾	Bldg Coverage	Total Coverage
1 Senior Housing	39.90%	98,154	167,477	66	11.7	118,900	29,750	17.8%
2 Assisted/Full Care	44.62%	143,230	206,416	42	5.7	114,875	43,325	21.0%
3 Senior Center	20.98%	49,513	196,390	0	0.0	12,000	12,500	6.4%
SUBTOTAL	36.23%	290,897	570,282	108	5.9	245,775	85,575	15.0%
147,895 25.9%								
4 Imperial Lot	9.23%	10,098	101,322	0	0.0	0	0	0.0%
5 Post Rd Lot	30.09%	22,688	57,250	0	0.0	0	0	0.0%
GRAND TOTAL	32.77%	323,682	728,854	108	4.8	245,775	85,575	11.7%
2-4 Acres				15 per Acre	15%	30%		

Required/Allowed	2-4 Acres	15 per Acre	0.35	15%	30%
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1. Estimated steep slope areas are higher than those computed by the Town Engineering Department.
2. FAR and Density are measured by gross lot area, and therefore do not change.

R:CK Redness

Received at:

MAR 10 2011

P. & Z.C. Public Hearing