

5900 CONSERVATION DEVELOPMENT

5910 PURPOSE AND INTENT

5920 DETERMINATION OF MAXIMUM NUMBER OF LOTS

The maximum number of lots that may be approved in a Conservation Development shall be determined by one of the following methods:

1. **Soil Testing Approach** - The developer may conduct on-site soil testing and prepare a sketch plan of a conventional subdivision design for review by the Commission. After determining the feasibility of the conceptual design, the Commission shall establish the maximum number of lots permitted in the Conservation Development provided that the number of lots shall not exceed what would have resulted from a conventional subdivision in accordance with the provisions in the Easton Subdivision Regulations.
2. **Mathematical Approach:**
 - a. Determine “net land area” which shall be the parcel area minus:
 - Watercourses, waterbodies, ponds, streams,
 - 100-year floodplains,
 - Wetlands, and
 - Areas with pre-development grades in excess of twenty-five percent (25%).
 - b. **CALCULATION 1:** Multiply the net land area by 0.25 lots per acre of net land area (this density factor is based on the minimum lot size requirement, the open space set-aside requirement, the area typically required for road rights-of-way, and historic pattern of development in Easton).
 - c. **CALCULATION 2:** Multiply the net land area by 0.35 lots per acre of net land area and subtract the value derived from CALCULATION 1 and round up to the nearest whole number.
 - d. The result of CALCULATION 1, rounded down to the nearest whole number, shall represent the maximum number of lots permitted in the Conservation Development. The number of lots from CALCULATION 2 may be added to the maximum number of lots if at least 50% of those lots are restricted as affordable for a minimum 40 years.