APPENDIX H - Sample Environmental Control Formula

This is a technique that can establish site-specific densities consistent with local site conditions. With an environmental control method, a site's density is modified based on the specific environmental conditions found on that site. The premise of this technique is that the capacity of the parcel is based on the environmental characteristics of the site. The overall development intensity should be set by the community but also factor in environmental constraints.

An environmental control formula is when a multiplication factor is used on a site-by-site basis to determine appropriate density levels. Each district has an established density. This base density is adjusted based on the environmental conditions of the site. **An example** of this multiplication factor, based on environmental features is as follows:

Environmental Feature	*Multiplication Factor*
Open Water on Site	0.0 units
Wetlands	0.05 units
Flood Plain	0.2 units
Slopes over 10%	0.2 units
Preserved Historic or Archaeological Site	0.2 units
Aquifer Recharge	0.2 units
Non-constrained Land	1.0 units

The following **example** shows how this system using the environmental control formula could work:

Site area is 97 acres and has a base density set at .5 dwelling per acre (this is a density that is comparable to a two acre minimum lot size). Under a conventional system this would yield 48.5 units.

Site Characteristics	*Area (Acreage)*	*Density*	*Multiplication Factor*	*# Units You Get*
Open Water	3	.5	.0	0
Wetlands	10	.5	.05	.25
Floodplain	5	.5	.2	.5
Slopes over 10%	10	.5	.2	1.0
Aquifer	1	.5	.2	.1
Historic	1	.5	.2	.1
Non-constrained	67	.5	1.0	33.5
TOTAL SITE CAPACITY				**35.45**

Using the environmental control formula in this example, 36 units would be permitted, with those located on environmentally constrained land transferred to the non-constrained portion of the parcel.