

## **Calculating Lot Density in a Conservation Subdivision - Pownal, Maine**

The Town of Pownal's Conservation Subdivision ordinance was enacted to provide balance between landowner rights, existing ordinance requirements, and the Pownal Comprehensive Plan. For that reason, the Conservation Subdivision standards depend heavily on other parts of the town land use ordinance and were designed to be density neutral (i.e. a Conservation Subdivision can not have more lots than allowed prior to 2024). This checklist is designed to help applicants navigate the various requirements in order to calculate the number of allowable lots and create a Lot Density Map for submission. This is meant as an aid only; applicants should adhere to the full standards included in the applicable ordinance.

1. Determine the maximum number of lots based on net residential density for Minor Subdivisions:
  - Start with total area of the parcel in square feet.
  - Subtract the total square feet of unbuildable land (wetlands, slopes > 20%, right-of-ways, easements, etc.).
  - Divide the result by 90,000 sq ft – the minimum net residential area for a single family dwelling (Section 504 C5)
  - The resulting number is the maximum number of allowable lots
  
2. Next create a Lot Density Map (905 C3 and 908 C2) by applying the dimensional requirements of a Minor Subdivision, including those applicable to road frontage, to calculate and illustrate the number of lots allowed on the parcel based on actual public road frontage, topography and the location of unbuildable areas. Use Section 504 C5 for reference. The Lot Density Map should be overlaid on the required Existing Features Map of the parcel (905 C2).
  - Each conceptual lot must have 300 ft of frontage on either an existing public or proposed private road, and a corner lot must have at least 300 feet of frontage on a single road. (Section 504 C5)
  - Only the first 600 ft of each proposed private road may be used to calculate lot numbers, which creates a four lot cap per allowable private road. (Section 908 C2)
  - Each proposed private road / Minor Street must be 20 ft wide and have a 60 ft right of way / frontage on a public road and the road grade may not exceed 10%. (Section 16, Exhibit A)
  - Each new lot must have 90,000 sq ft of net residential area (unbuildable areas do not count towards the 90,000 sq ft min) for a single-family dwelling (Section 504 C5)
  - Arrive at a final number of conceptual lots based on applicable dimensional, road frontage and buildable area standards that is accurately reflected on a conceptual Lot Density Map. (Section 908 C2a)
  
3. The lesser of the number of lots calculated in sections 1 and 2 above, subject to review and approval by the Town Planner, CEO and Planning Board, will be the total number of lots allowed in the Conservation Subdivision and can then be used in a Preliminary Subdivision Plan conforming to the Conservation Subdivision standards. (Sections 906 B and 908)

### Town of Pownal Conservation Subdivision Lot Density Map

Note: This is for illustrative purposes only. A Lot Density Map should be created by a surveyor and overlaid on the required Existing Features Map.

