Compact Development Option Comparison to Standard Zoning

Development Type	Area (acres)	Area (sq. ft.)	Dedication* (percent)	Area after Dedication* (acres)	Area after Dedication* (sq. ft.)	Minimum Lot Size (sq. ft.)	Minimum Street Frontage (feet)	Street Frontage used in Cost Calculation*** (feet)	Street Area (50' r-o-w)	Area of Lot and Street (sq. ft.)	Number of Units (per acre)	Total Number of Units	Unit Difference	Sidewalks: Estimated Sidewalk Costs** (per foot)	Sidewalks: Estimated Sidewalk Costs*** (per lot/unit)	Sidewalks: Estimated Cost Savings per Acre****	8' Paved Trail: Estimated 8' Paved Trail Costs** (per foot)	8' Paved Trail: Estimated 8' Paved Trail Costs*** (per lot/unit)	8' Paved Trail: Estimated Cost Savings Per Acre****	Trees: Street Trees Required	Trees: Tree Costs*** ($150/ tree)
Standard Zoning																					
single-Family	1	43,560	10%	0.9	39,204.0	10,000	80	80	2,000	12,000	3.27	3.27		$72.50	$ 5,800.00		$40.00	$ 3,200.00			
duplex	1	43,560	10%	0.9	39,204.0	12,500	100	100	2,500	15,000	5.23	5.23		$72.50	$ 3,625.00		$40.00	$ 2,000.00			
multi-family	1	43,560	10%	0.9	39,204.0	15,625	125	208.71	5,218	20,843	10	10		$72.50	$ 1,513.15		$40.00	$ 834.84			
corner lot	1	43,560	10%	0.9	39,204.0	15,625	250	250	6,250	21,875	1.79	1.79		$72.50	$ 18,125.00		$40.00	$ 10,000.00			
Compact Development Option																					
single-Family	1	43,560	25%	0.75	32,670.0	6,000	60	60	1,500	7,500	4.36	4.36	1.09	$72.50	$ 4,350.00	$ 24,611.40	$40.00	$ 2,400.00	$ 33,105.60	2 per lot	$300
duplex	1	43,560	25%	0.75	32,670.0	8,000	70	70	1,750	9,750	6.70	6.70	1.47	$72.50	$ 2,537.50	$ 27,225.00	$40.00	$ 1,400.00	$ 34,848.00	2 per lot	$300
multi-family	1	43,560	25%	0.75	32,670.0	15,625	125	208.71	5,218	20,843	14	14	4.00	$72.50	$ 1,080.82	$ 64,868.50	$40.00	$ 596.32	$ 71,651.59	1/50' frontage	$626
corner lot	1	43,560	25%	0.75	32,670.0	10,000	200	200	5,000	15,000	2.18	2.18	0.39	$72.50	$ 14,500.00	$ (16,148.31)	$40.00	$ 8,000.00	$ (1,991.31)	2 per lot	$300

Notes:

*Exclusive of streets and stormwater management areas per the subdivision ordinance (standard zoning) and exclusive of streets in the compact development option.

**Assumes curb and gutter, underground stormsewer, and an additional 10' of pavement (5' each side) with sidewalks.

** Topography, scale of development, etc. can effect these costs. These figures are an approximation of average development costs. These figures do not include carrying costs such as insurance and interest.

** Underground storm sewer cost include inlets on both sides of the street and can vary greatly depending on topography, pipe size, etc..
Approximate average development cost is $25.00 per linear foot, but divided between both sides of the street (therefore $12.50 per linear foot was used).

***Sidewalk, trail, and tree costs are based on a mininimum street frontage requirements for single-family, duplex, and corner lots and would be greater with wider lots.
Sidewalk, trail, and tree costs are based on a street frontage for multi-family based on a square lot (208.71' x 208.71' for an acre) and would be greater with wider lots (a 125' minimum width would mean 348.5' depth for an acre).

****Estimated cost savings are assumed to be based on $40,000 single-family lot, $60,000 duplex lot, and $20,000 per unit for each multi-family unit.