



TOWN OF IRONDEQUOIT
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EXHIBIT A SITE CAPACITY WORKSHEET

DATE: _____ PROJECT ADDRESS: _____

TAX ID: _____

A. BASE SITE AREA: = _____ ACRES

B. ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS
 (Area to be subtracted from the Base Site Area)

EPOD	OPEN SPACE FACTOR *	ACRES IN RESOURCE	REQUIRED RESOURCE PROTECTION LAND
STEEP SLOPES 30% AND OVER	0.95 X	=	
WATERCOURSE CORRIDOR PROTECTION	0.90 X	=	
WOODLOT	0.75 X	=	
STEEP SLOPES 20% TO LESS THAN 30%	0.50 X	=	
FLOODPLAIN	0.90 X	=	
WETLANDS NYSDEC	0.90 X	=	
WETLANDS USCA	0.90 X	=	

TOTAL EPOD LAND = _____ ACRES

C. GROSS BUILDABLE SITE AREA:

(1) Base Site Area (A) = _____

(2) Total EPOD Protection Land (B) = _____

(3) Gross Buildable Site Area = C(1) - (2) = _____

D. TOTAL AREA WITHIN RIGHT(S)-OF-WAY = _____

E. NET BUILDABLE SITE AREA = C(3) - D = _____

F. MAXIMUM ALLOWABLE DWELLING UNITS:

(1) Net Buildable Site Area (E) = _____

(2) Minimum Lot Size = _____

(3) Maximum Dwelling Units = F(1) divided by F(2) = _____ UNITS

***NOTES:**

- 1. The open space factors are not intended to be calculated on a cumulative basis. Where a property is encumbered with more than one overlapping Environmental Protection Overlay Districts (EPODS); the EPOD with the higher open space factor would be used in the subsequently overlapping EPOD area(s).**
- 2. Floodplains, Steep Slopes, Wetlands and Watercourses can be effectively designed to act as buffers between existing and proposed developments, used as open space within a subdivision, or maintained privately as part of the subdivision lots and home sites.**
- 3. A reasonable credit is, therefore, provided for the amenity these features provide in determining the maximum density of subdivisions.**