

TABLE 8-4.
BUILDOUT CALCULATION FOR HARTFORD ROAD

Condition	Operation	Yield
Floodplain area within SR zone in area bounded by I-82, Terrace Heights Dr. and Butterfield Rd.	Area measurement	160 acres gross developable area
Deduction for Rights-of-Way and Critical Areas	40% gross area deduction (56 acres) • 25% Right-of-Way • 15% Critical Area	104 acres net developable area
Deduction for existing parcels in open space tax status	Deduct 36 net acres	68 acres net developable area
Deduction for existing residential structures (Assuming conforming uses and SF detached homes, 36 structures @ 1 unit per net residential acre)	Deduct 36 net acres	32 acres net developable area
Additional residential capacity	Round to nearest 10 One unit per acre per SR zone	30 additional units in floodplain