

PLANNED RESIDENTIAL DEVELOPMENT (PRD) DENSITY FORMULA

- A. The residential density of a PRD subdivision development is permitted to contain more dwelling units than the number of dwelling units permitted if the site were developed as a conventional subdivision.
- B. The number of residential dwellings permitted on a parcel to be developed as a PRD subdivision development shall be based on the following formula⁶ (rounded to the nearest whole number):

$$\{ \{ TA - (PR + OP + CNA) \} / Z \} / DBF = PD$$

Where:

TA = The total acreage of the proposed development area, excluding all acreage in existing road and other public right-of-ways.

PR = The assumed roadway acres necessary to develop the site as a conventional subdivision. This figure will represent ten (10) percent of total acreage of the proposed development area, excluding any existing road right-of-way.

OP = The acreage required by the Portage County Subdivision Regulations for open space. This figure will represent five (5) percent of total acreage of the proposed development area, excluding acreage calculated for PR. This figure is only used on lots of twenty (20) acres or more in size.

CNA = The total acreage of the site comprised of the following Critical Natural Area characteristics and features: steep slopes of eighteen (18) percent or more; permanent bodies of water to include lakes, ponds, rivers, streams, etc.; wetlands, floodplains, and areas of the site determined to contain threatened and/or endangered animal and plant species.

Z = The minimum lot area acreage required for the proposed types of dwelling units in the corresponding zoning district.

DBF = The Density Bonus Factor applied to increase the base density. The following values shall be used to represent the “DBF” value in each of the Zoning Districts.

R-2 District = 0.60

R-3 District = 0.90

R-4 District = 1.00

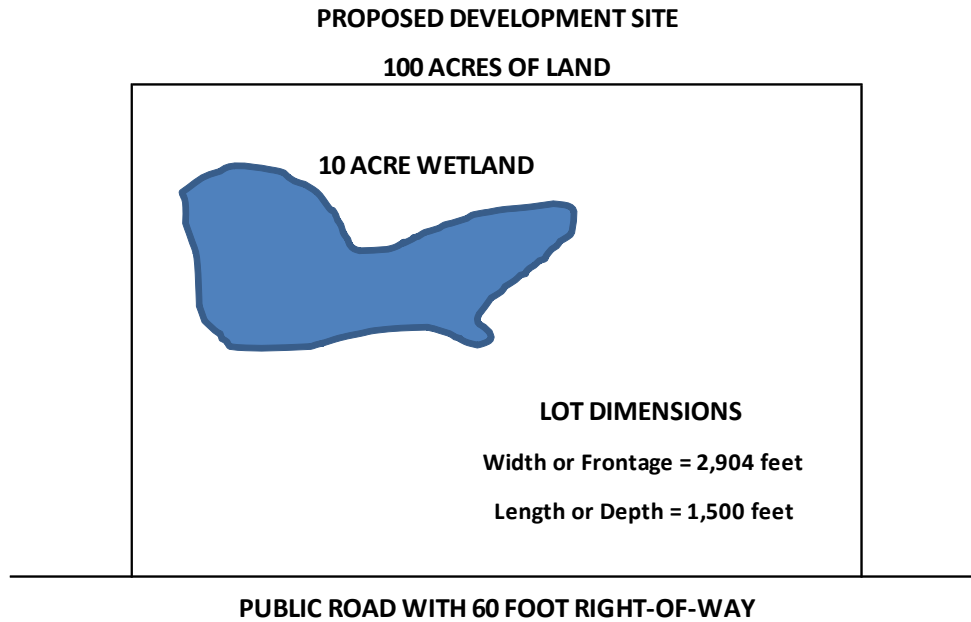
T-C District = 0.90

PD = The maximum number of residential dwelling units permitted in the PRD subdivision development.

EXAMPLE USING DENSITY FORMULA

⁶ In the event an applicant disagrees with the results of the formula, the applicant may present a yield plan. The yield plan shall graphically show the proposed site developed in accordance with the conventional zoning requirements of the zoning district the property is located in. In addition, the yield plan shall identify all of the critical natural areas of the site in order for the Board of Zoning Appeals to determine the appropriate number of buildable lots associated with the site.

**Brimfield Township
Appendix C**



100 ACRE SITE LOCATED IN AN R-3 ZONING DISTRICT

$$\{ \{ TA - (PR + OP + CNA) \} / Z \} / DBF = PD$$

Where:

$$\begin{aligned} TA &= 100 \text{ acres} - (\text{existing road r-o-w}) \\ &= 100 \text{ acres} - (2,904 \text{ feet} \times 30 \text{ feet}) \\ &= 100 \text{ acres} - (87,120 \text{ square feet}) \\ &= 100 \text{ acres} - (87,120 \text{ sq. ft.} / 43,560 \text{ sq. ft.}) \\ &= 100 \text{ acres} - 2 \text{ acres} \\ &= 98 \text{ acres} \end{aligned}$$

$$\begin{aligned} OP &= (TA - PR) \times 5\% \\ &= (98 \text{ acres} - 9.8 \text{ acres}) \times 5\% \\ &= 88.2 \times 5\% \\ &= 4.4 \text{ acres} \end{aligned}$$

$$\begin{aligned} CNA &= (\text{wetlands} + \dots) \\ CNA &= 10 \text{ acres} \end{aligned}$$

$$\begin{aligned} PR &= TA \times 10\% \\ &= 98 \text{ acres} \times 10\% \\ &= 9.8 \text{ acres} \end{aligned}$$

$$Z = 1 \text{ dwelling unit per } \frac{1}{2} \text{ acre or } .5$$

$$DBF = .90$$

$$\{ \{ 98 - (9.8 + 4.4 + 10) \} / .5 \} / .90 = PD$$

$$\{ \{ 98 - 24.2 \} / .5 \} / .90 = PD$$

$$\{ 73.8 / .5 \} / .90 = PD$$

$$147.6 / .90 = PD$$

$$164 = PD$$

**Brimfield Township
Appendix D**

SCHEDULE OF RESIDENTIAL ZONING DISTRICTS¹

	Open Space Conservation District	Rural Residential District	R-1 Residential District	R-2 Residential District	R-3 Residential District	R-4 Residential District
Minimum Lot Size ²	5.0 acres	3.0 acres	1.5 acres	1.0 acres	0.5 acres	10,890 square feet
Minimum Density of Use	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit	single-family dwelling unit
Minimum Lot Width	300 feet	250 feet	150 feet	125 feet	100 feet	80 feet
Minimum Lot Frontage	300 feet	250 feet	150 feet	125 feet	100 feet	80 feet
On cul de sac	100 feet	100 feet	60 feet	60 feet	50 feet	
Minimum Front Setback from R-O-W	100 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum Rear Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	50 feet 50 feet	25 feet 25 feet	25 feet 25 feet	25 feet 25 feet	25 feet 25 feet	25 feet 25 feet
Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	25 feet each side 25 feet each side	15 feet each side 15 feet each side	15 feet each side 15 feet each side	15 feet each side 15 feet each side	15 feet each side 15 feet each side	12 feet each side 12 feet each side
Maximum Impervious Surface Area	20%	20%	30%	40%	40%	50%

¹ All the information listed on this Table has to do with the minimum requirements for a single-family residential dwelling. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

² Exclusive of road right-of-way.

**Brimfield Township
Appendix D**

SCHEDULE OF MIXED-USE (RESIDENTIAL/COMMERCIAL) ZONING DISTRICTS³

	Town Center District	Integrated Commercial District
Residential Use 1. Minimum Lot Size ⁴ 2. Minimum Density of Use	0.25 acres Per any type of dwelling unit, unless otherwise stated	0.25 acres on 1/4 of site Per any type of dwelling unit, unless otherwise stated
Commercial Use 1. Minimum Lot Size ⁵ 2. Maximum Intensity of Use	No minimum lot size Cannot exceed 6,000 square feet of total floor area per 20,000 square feet of lot area	20,000 square feet No maximum requirements established
Minimum Lot Width	60 feet	100 feet
Minimum Lot Frontage	60 feet	100 feet
On cul de sac	60 feet	60 feet
Minimum Front Setback from R-O-W	20 feet	40 feet
Minimum Rear Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	25 feet 25 feet	25 feet 35 feet
Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	10 feet each side 20 feet each side	12 feet each side 35 feet each side
Maximum Impervious Surface Area	50%	90%

³ All the information listed on this Table has to do with the minimum requirements for a commercial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

⁴ Exclusive of road right-of-way.

⁵ Exclusive of road right-of-way.