

36B-12. Slope Density Tables.

The following tables shall be used to determine the area and width of lots, parcels or tracts of land meeting the criteria for a "Restricted Lot" or those lots with a designated building area on a buildable portion of the lot which has an average percent of slope of twenty-five (25) percent or more. The lower square foot minimum in each of the following tables corresponds to the minimum lot area required in the applicable zoning district in which such lot is located. Lot area and widths shall be increased as percent of slope of the lot or parcel increases.

TABLE 1: "RESTRICTED LOT" REQUIREMENTS

A. 5,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	5,000	50
25 - 30	6,500	65
31 - 35	8,150	80
36 - 40	10,000	90
41 and over	12,500	100

B. 6,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	6,000	60
25 - 30	7,800	80
31 - 35	9,800	90
36 - 40	12,000	100
41 and over	15,000	105

F. 20,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	20,000	100
25 - 30	23,500	115
31 - 35	27,500	130
36 - 40	32,000	145
41 and over	38,000	155

G. 25,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	25,000	125
25 - 30	28,700	135
31 - 35	33,000	145
36 - 40	37,500	155
41 and over	43,750	165

H. 40,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	40,000	150
25 - 30	46,000	165
31 - 35	52,500	180
36 - 40	60,000	195
41 and over	70,000	210

I. 43,560 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	43,560	150
25 - 30	50,000	165
31 - 35	57,000	180
36 - 40	65,000	195
41 and over	75,500	210

**TABLE 2: SEVENTY-FIVE (75) FOOT BY ONE HUNDRED 100 FOOT
"BUILDING AREA" REQUIRED FOR LOTS**

A. 15,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	15,000	100
25 - 30	15,750	100
31 - 35	17,250	110
36 - 40	19,500	115
41 and over	22,500	120

B. 20,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	20,000	100
25 - 30	20,800	100
31 - 35	22,400	115
36 - 40	24,800	125
41 and over	28,000	135

C. 25,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	25,000	125
25 - 30	25,750	125
31 - 35	27,250	135
36 - 40	29,500	140
41 and over	32,500	145

D. 40,000 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	40,000	150
25 - 30	41,200	150
31 - 35	43,600	150
36 - 40	47,200	160
41 and over	52,000	170

E. 43,560 sq. ft. minimum lot:

<u>Average Percent of Slope</u>	<u>Square Feet Minimum</u>	<u>Lot Width Minimum</u>
to 25	43,560	150
25 - 30	44,800	150
31 - 35	47,400	160
36 - 40	51,300	170
41 and over	56,500	180