

AMENDMENTS TO DENSITY DEVELOPMENT

Notes:

⁽⁶⁾ Minimum lot size 40 acres (nominal ¼, ¼ section) with one-time additional split of a one to five acre parcel per 40 acres.

⁽⁷⁾ Density development allows for flexibility in the size and number of parcels **to be created within a nominal ¼, ¼ of a section (40 acres), based on zoning district.** The maximum development density credits shall be calculated by **using the density development formula** and rounding down to the nearest whole number. ~~to determine the total development credits.~~ Development credits represent the total parcels ~~upon~~ **into** which the original zoned parcel may be divided, **provided they meet all other applicable zoning and subdivision ordinances.** Development credits are assigned to the existing parcel and parcels created **based on the density development formula.** These ~~development~~ credits will determine whether created parcels can be further divided under the density standard. Persons purchasing or proposing to develop parcels should contact the Burnett County **Land Use/Zoning** Department to determine if development credits are available for the parcel.

Condominium type development, per WI § 703, may be permitted by conditional permit using density development standards. The maximum density will be determined with the method used for standard development (including lake class minimum standards). Condominium development in the RR-1 zoning district may also be permitted using minimum standards of 30,000 ft² area; 150 foot lot width.

Density Development Formula

$$\frac{\text{number of acres}}{\text{density standard for district}} = \text{Number of total development credits (rounded down to nearest whole number)}$$

For example: $\frac{40 \text{ Acres}}{1.5 \text{ (Density Standard for RR-2)}} = 26 \text{ maximum development credits* for original parcel}$

***(Preliminary survey required to demonstrate developable parcels exist)**

SCHEDULE OF DENSITY AND MINIMUM LOT SIZE⁽¹⁾⁽⁷⁾

	<u>RR-2</u>	<u>RR-3</u>	<u>A-2</u>	<u>F-1</u>
Density Standard (DS)	1.5	5	10	20
Maximum Development Density – Using Formula	Maximum 26 development credits	Maximum 8 development credits	Maximum 4 development credits	Maximum 2 development credits
Minimum lot size using DS	1 acre*	1 acre*	1 acre*	1 acre*
Minimum lot width using DS	150*	150*	150*	150*

***Waterfront parcels in any zoning district are subject to lake class minimum standards**