

LAND AREA BY ZONE TOWN of Cohasset

ZONECODE	DISTRICT	ACREAGE	PERCENT
SRA	<i>Single Residence - A</i>	10,880	69.83%
SRC	<i>Single Residence - C</i>	2,291	14.70%
SRH	<i>Single Residence Historic</i>	1,166	7.49%
BD	<i>Business</i>	44	0.28%
LBD	<i>Limited Business</i>	53	0.34%
VBD	<i>Village Business</i>	30	0.19%
ID	<i>Industrial</i>	93	0.60%
LID	<i>Limited Industrial</i>	143	0.92%
IP	<i>Industrial Park</i>	7	0.04%
RD	<i>Research</i>	151	0.97%
OSD	<i>Open Space</i>	721	4.63%

ID	Name	Approval Date	No. Units	Units Built	Acreage
1	French Ridge	1991	2	2	6.40
2	Alben Way	1995	3	3	5.10
3	Southwest Estates	1992	21	21	42.10
4	Bowker VII	1991	2	2	19.40
5	Bent Pond III	1991	2	2	10.54
6	Haskell Brook	1992	2	2	5.60
7	Lady Slipper	1991	2	1	8.10
8	Stagecoach Estates	1991	4	4	5.30
9	Cutler Farm	1994	23	23	48.65
10	Whitehall Estates	1994	11	11	17.5
11	Prendergast	1994	2	2	3.13
12	Wayside Estates	1994	17	17	19.6
13	Newton Farm	1994	1	1	25.2
14	Howe Estates	1993	2	2	32.2
15	Confidence Way	1995	3	0	19.5
16	Ashton Knoll	1995	7	7	9.9
17	Brownstone Lane	1995	3	3	8.3
18	Norlund Estates	1995	1	1	5.5
19	Snow Property	1995	2	2	4.9
20	Willis lake Woods	1995	3	3	4.9
21	Run Brook II	1996	5	5	10.1
22	Run Brook III	1996	7	7	10.7
23	Anselm Way	1996	6	6	13.7
24	Cobblestone Circle	1996	6	6	8
25	Summerfields	1996	17	17	43
26	Quaker lady Estates	1997	3	3	3.9
27	Hamblin Estates	1997	3	3	4.2
28	Run Brook IV	1997	19	19	24.1
29	Bowditch Estates	1997	5	5	10
30	Hunt Hill	1998	12	0	24.15
31	Marrone Meadows	1998	3	2	11.07
32	Willis Woods	1999	11	4	23
33	Fairbank Farm	1999	3	0	12.54
34	Fieldstone Farm	1998	11	5	33
35	Chloe Estates	1997	2	2	8.7
36	Ironworks Farm	1999	16	2	36
37	Dakin View	1999	12	0	17
38	Woodside Estates	1999	15	0	16.4
39	Fairbank Estates	2000	5	0	6
40	Woodside	2000	3	0	4
41	Greenhill Estates	1990	6	4	18
42	Willis Hill	1987	70	60	91.5
43	Carding Mill	1989	30	30	110

Multipliers Used in Residential Calculations

Residential Zoning	Minimum Lot Size	Frontage	R.O.W.	Build Factor
SRA	40,000	180	50	79%
SRC	60,000	210	50	81%
SRH	217,800	210	50	87%

	Undeveloped Land Area (Sq. Ft.)	Lots	Future Dwelling Units	Existing Comm / Ind sq. ft.	Effective FAR	Future Buildable Commercial / Industrial sq. Ft.	Commercial / Industrial Water Use	Future Residents	Residential Water Use (GPD)	Municipal Solid Waste (tons)	Non-Recycled Solid Waste (tons)	Students	New Roads (miles)	
ngle Residence A														
Total Area (T)	80,716,868	1,485	1,485		-	-	-		3,271	315,096	2,155	1,533	950	30.37
Outside wetlands, floodplains and/or 100-200 River Zone	58,517,584	1,156	1,156						3,271	245,302	1,678	1,193	740	23.64
Inside wetlands, floodplain and/or 100-200 River Zone	22,199,284	329	329					931	69,794	477	339	210	6.73	
ngle Residence C														
Total Area (T)	38,599,324	511	511					1,447	108,544	742	528	327	12.20	
Outside wetlands, floodplain and/or 100-200 River Zone	35,726,449	482	482					1,365	102,370	700	498	309	11.51	
Inside wetlands, floodplain and/or 100-200 River Zone	2,872,875	29	29					82	6,174	42	30	19	0.69	
ngle Residence H														
Total Area (T)	13,031,485	52	52		-	-	-	147	11,048	76	54	33	1.24	
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	10,201,709	41	41					115	8,649	59	42	26	0.97	
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	2,829,776	11	11					32	2,399	16	12	7	0.27	
esearch & Development RD														
Total Area:	355,846					94,098	7,057							
Inside Water Resource Protection District	245,146					34,320	2,574							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	245,146				0.14	34,320	2,574							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	-					-	-							
Outside Water Resource Protection District	110,700					59,778	4,483							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	110,700				0.54	59,778	4,483							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	-					-	-							
edvelopment District #1 BD-6														
Total Area:	513,572			106,030		58,892	4,417							
Inside Water Resource Protection District	123,257					11,528	865							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	120,790				0.094	11,354	852							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	2,465				0.07	174	13							
Outside Water Resource Protection District	390,315					153,363	11,505							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	362,992				0.4	145,197	10,890							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	27,322				0.3	8,197	615							
edvelopment District #2 BD-15 & LBD-1														
Total Area:	493,099			68,504		(1,439)	(108)							
Inside Water Resource Protection District	401,640					34,139	2,560							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	401,640				0.09	34,139	2,560							
Outside Water Resource Protection District	91,459					32,925	2,469							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	91,459				0.36	32,925	2,469							
edvelopment District #3														
Total Area:	9,200,750		40	1,394,677		(303,321)	(22,749)	114	8,548	58	42	26		
Inside Water Resource Protection District			40	1,222,949		679,773	50,983	56	4,180	29	20	13		
BD-5 22.63 acres	985,762		7	137,364		73,247	5,494	21	1,555	11	8	5		
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	847,755				0.08	65,277	4,896							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	138,007				0.06	7,970	598							
BD-2 22 acres	958,520	12	127,279			82,451	6,184	35	2,625	18	13	8		
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	546,242				0.10	52,658	3,949							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	412,078				0.07	29,793	2,234							
BD-8 4.72 acres	205,603			16,033		12,845	963							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	117,194				0.07	8,204	615							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	88,409				0.05	4,641	348							
JP-1 6.68 acres	290,989			74,524		39,924	2,994							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	267,710				0.14	37,479	2,811							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	23,279				0.11	2,444	183							
LBD-2 9.19 acres	400,516			51,392		25,570	1,918							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	260,205				0.07	18,214	1,366							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	140,111				0.07	7,356	552							
LBD-6 19 acres	827,640			148,693		57,355	4,302							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	794,534				0.05	55,617	4,171							
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	33,106				0.05	1,738	130							
LID-1 98 acres	4,268,880			667,664		388,381	29,129							
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	3,970,058				0.09	367,627	27,572							

Inside wetlands, 100 year floodplain and/or 100-200 River Zone	298,822			0.07	20,753	1,556													
Outside Water Resource Protection District	1,263,240			171,728	411,583	30,869													
VBD 29 acres	1,263,240	21		171,728	411,583	30,869	58	4,368	30	21									13
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	922,165				0.35	322,205	24,165												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	341,075				0.26	89,379	6,703												
development District #4 BD-16																			
Total Area:	122,404			18,265		23,254	1,744												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	122,404				0.34	41,519	3,114												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	-																		
development District #5																			
Total Area:	4,525,013			280,528		671,450	50,359												
BD-1 13 acres	566,280			107,055		198,878	14,916												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	566,280				0.35	198,878	14,916												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	-																		
BD-4 40 acres	1,742,400			58,337		293,912	22,043												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	993,168				0.19	187,709	14,078												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	749,232				0.14	106,204	7,965												
BD-6 8.8 acres	383,328			25,200		187,361	14,052												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	164,831				0.57	93,954	7,047												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	218,497				0.43	93,407	7,006												
LID-5 3.65 acres	158,994			33,600		86,322	6,474												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	128,785				0.57	73,408	5,506												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	30,209				0.43	12,914	969												
BD-11 6.08 acres	264,844			45,736		100,641	7,548												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	264,844				0.38	100,641	7,548												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	-																		
BD-12 3.47 acres	151,153			10,600		84,865	6,365												
Outside wetlands, 100 year floodplain and/or 100-200 River Zone	142,084				0.57	80,988	6,074												
Inside wetlands, 100 year floodplain and/or 100-200 River Zone	9,069				0.43	3,877	291												
Grant Total:	147,558,361	2,048	2,088	1,868,004		542,935	40,720	4,979	443,235	3,032	2,156	1,336							44

NOTES:

- Land within the 0-100' buffer zone of the Rivers Protection Act was removed from all districts as an absolute constraint.
- Within all districts wetlands, floodplain and the 100-200 River zone were considered partial constraints. Therefore, land within any combination of these partial constraints was reduced by 25% in determining lot yield.
- All future residential development was assumed to be 1 family.
- Within the RD district, future development was assumed to be 100% 3 floor research and development. This yielded an FAR of .10 inside the WRPD (based upon 25% impervious surface per Town Planner) and an FAR of .54 outside the WRPD (based upon building coverage).
- Within all redevelopment districts, a 25% impervious surface limit was assumed within the WRPD. Additionally, all redevelopment areas were assumed to be served by public sewer.
- Future redevelopment assumptions were established based upon existing land area per use or as per Town Planner.
- Within redevelopment district #1, future development was assumed to be 49% retail, 18% hotel, 15% office, 12% restaurant and 7% auto service. This yielded an FAR of 4 outside the WRPD and an FAR of .09 inside the WRPD.
- Within redevelopment district #2, future development was assumed to be 75% office and 25% retail. This yielded an FAR of .36 outside the WRPD and an FAR of .09 inside the WRPD.
- Within redevelopment district #3, 8 separate zoning districts were modeled. **The first 7 were located entirely within the WRPD.**
 - BD-5 64% retail, 10% 2 floor office and 16% restaurant and 10% mixed use. This yielded an FAR of .08 inside the WRPD. Per the Town Planner, it was assumed that 10% of the total buildable sq. ft. would consist of 1 second floor 1,000 sq. ft. residential apartments.
 - ID-2 40% 2 floor office, 22% manufacturing, 16% auto service, 15% mixed use and 7% misc. This yielded an FAR of .010 inside the WRPD. Per the Town Planner, it was assumed that 15% of the total buildable sq. ft. would consist of 2nd floor 1,000 sq. ft. residential apartments.
 - ID-8 100% retail(per Town Planner) This yielded an FAR of .07 inside the WRPD.
 - IP-1 100% industrial This yielded an FAR of .14 inside the WRPD.
 - LBD-2 100% retail This yielded an FAR of .07 inside the WRPD.
 - LBD-6 100% retail This yielded an FAR of .07 inside the WRPD.
 - LID-1 52% 2 floor office, 40% 2 floor R&D and 7% industrial This yielded an FAR of .09 inside the WRPD. Per the Town Planner, it was assumed that 50% of the existing Raytheon facility would remain as R&D and the other 50% would be converted to office.
 - VBD 49% retail, 37% 2 floor office 5% mixed use and 9% misc This yielded an FAR of .35 **outside the WRPD.** Per the Town Planner, it was assumed that 5% of the total buildable sq. ft. would consist of 2nd floor 1,000 sq. ft. residential apartments.
- Within redevelopment #4, future development 51% auto service and 49% 2 floor office. This yielded an FAR of .34 outside the WRPD.
- Within redevelopment #5, 6 separate zoning districts were modeled. They are as follows:
 - BD-1 64% 2 floor office, 17% restaurant, 12% retail and 7% auto service. This yielded an FAR of .35 outside of all partial constraints.
 - ID-4 30% 2 floor office, 25% retail, 45% exempt(public, utility) This yielded an FAR of .19 outside of all partial constraints.
 - ID-6 100% industrial This yielded an FAR of .57 (based upon bylaw build coverage) outside of all partial constraints.
 - LID-5 100% industrial This yielded an FAR of .57 outside of all partial constraints. The majority of this district is an existing landfill, and was considered non-developable according to the Town Planner.
 - ID-11 100% 2 floor office This yielded an FAR of .38 outside of all partial constraints.
 - ID-12 100% 1 floor industrial This yielded an FAR of .57 outside of all partial constraints.
- Within all non-residential districts, the FAR for land inside any combination of partial constraints was reduced by 25% to determine buildable sq. ft.
- Mixed use is assumed to be 1 st floor office and 2nd floor residential 1,000 sq. ft. apartments.

Developable Land Area (sq ft)	147,558,361
Total Residential Lots	2,048
Comm./Industrial Buildable Floor Area (sq ft)	542,935
Comm./Industrial Water Use (Gal/day)	40,720
Dwelling Units	2,088
Future Residents	4,979
Residential Water Use (Gal/day)	443,235
Municipal Solid Waste (tons)	3,032.0
Non-Recycled Solid Waste (tons)	2,156
Students	1,336
New Roads (miles)	44.0