

Denominator calculation for computation of general land area minimum pursuant to G.L. c. 40B, §20, 760 CMR 56.03(3)(b)

Authority	Category Description	Newton Area in Acres
760 CMR 56.03(3)(b)(1)	Total land area in districts where residential, commercial, industrial use permitted	7,901.3 ¹
760 CMR 56.03(3)(b)(2)	Unzoned land in which residential, commercial, industrial use permitted	0.0
760 CMR 56.03(3)(b)(3)	Exclusion #1: land owned by United States, Commonwealth or any political subdivision, DCR or state public authority, except does not exclude housing authority land with SHI units on it	54.97
760 CMR 56.03(3)(b)(4)	Exclusion #2: land (inland wetlands) where all development prohibited by restrictive order of DEP under G.L. c. 131, § 40A	82.48
760 CMR 56.03(3)(b)(5)	Exclusion #3: water bodies	238.13
760 CMR 56.03(3)(b)(6)	Exclusion #4: flood plain, conservation, open space or similar zones where residential, commercial, industrial use prohibited	320.19
760 CMR 56.03(3)(b)(7)	No excluded area counted more than once (removal of overlapping exclusions)	(2.55)
	Exclusions subtotal	693.22
	Developable land area (total – exclusions)	7,208.08

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Authority	Category Description	SHI Land Area in Acres
760 CMR 56.03(3)(b)	SHI as of February 20, 2014	130.99
760 CMR 56.03(8)(b)	SHI Eligible Units as of November 5, 2014	4.22
	Total SHI land area	135.21²

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SHI Land Area / Developable Land Area = Percentage

$$135.21 / 7208.08 = 1.88\%$$

¹ Includes three districts (BU5, LMD, MAN = 224.83 acres) where residential use is expressly prohibited.

² Does not include any land area for 152 DMH/DSS units on SHI.