

# OPEN SPACE REQUIREMENTS

## City of Farmington, Missouri

August, 2002

### General

The City of Farmington requires public open space for all new residential development calculated by one of the following methods.

### Single-Family Housing

The dedication would be at least 2 acres of open space per 100 persons in population. This is calculated using the latest number of people per household available from the U.S. Census Bureau.

#### *Example:*

$$\begin{array}{rclcl} 100 \text{ lots} & \times & 2.34 \text{ people per household} & = & 234 \text{ people} \\ 2 \text{ acres} & \times & 2.34 \text{ hundred people} & = & 4.68 \text{ acres required} \end{array}$$

### Two-Family and Multi-Family Housing

The dedication would be at least 8% of the total area of the development.

#### *Example:*

$$10 \text{ acres} \times .08 = .8 \text{ acres required}$$

### Impact Fee

An impact fee may be required in lieu of open space at the discretion of the city. The impact fee is based on the appraised value of an equivalent amount of unimproved land in within the same development.

#### *Example:*

$$.8 \text{ acres required} \times \$10,000 \text{ per acre} = \$8,000 \text{ impact fee}$$

### Private Recreational Facilities

The impact fee may be reduced by 75% when approved private recreational facilities are installed and maintained for two-family or multi-family developments.

#### *Example:*

$$\$8,000 \text{ impact fee} \times .75 = \$6,000 \text{ reduction}$$

$$\begin{array}{rclcl} \$8,000 & - & \$6,000 & = & \$2,000 \text{ adjusted} \\ & & & & \text{impact fee} \end{array}$$