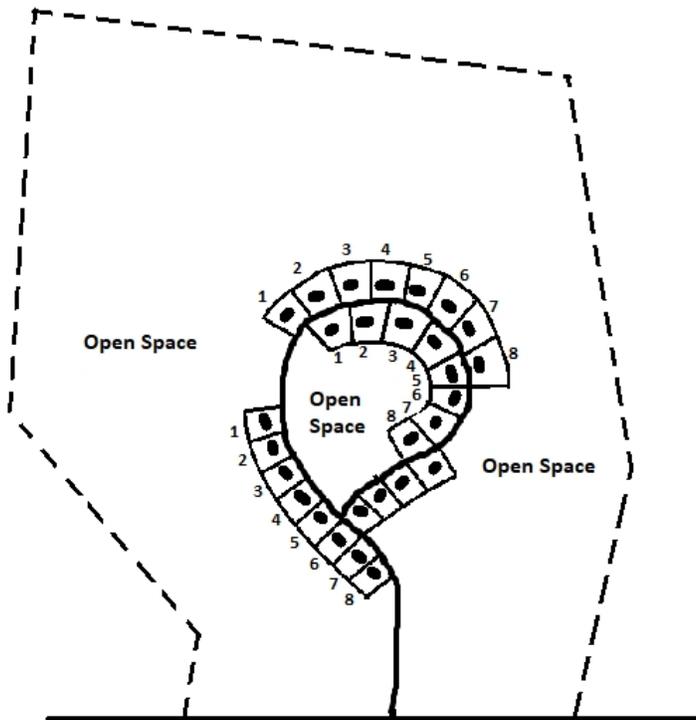


CONSERVATION SUBDIVISIONS IN 1 UNIT-PER-5 ACRE DISTRICTS

In **addition to** the standards in Article 12 of the Zoning Ordinance, the following standards are proposed for the 1 unit-per-5 acre districts (provisions with * are existing provisions):

1. *60% of the site shall be set aside as open space;
2. A minimum of 25% of the open space must be located on land that is not required to be protected per Article 13 of the Zoning Ordinance;
3. In order to more fully integrate open space into Conservation Subdivisions, no more than 8 lots can be consecutively located on the same side of a street without being interrupted by open space. Such open space shall have a minimum width of 250 feet or 3 times the average width of the lots in the sequence, whichever is greater, and shall be connected to the larger open space network (see figure below).



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4. *Within Conservation Subdivisions, an open space strip shall be provided between building lots in the proposed subdivision and adjoining properties. The width of this open space strip shall be based on the size of the lot(s) in the proposed subdivision nearest to the adjoining property boundary as follows:

REQUIRED OPEN SPACE STRIP BETWEEN BUILDING LOTS AND ADJOINING PROPERTIES	
LOT SIZE IN PROPOSED SUBDIVISION	DISTANCE FROM ADJOINING PROPERTY
1 acre or greater	50 feet
½ acre - 1 acre	100 feet
Less than ½ acre	150 feet (except 100 feet if immediately adjacent to lots of less than ½ acre in size within another Conservation Subdivision)

The open space strip may be interrupted as necessary to accommodate roadways providing direct access to and from the development.

5. *Within Conservation Subdivisions, an open space strip shall be provided between building lots in the proposed subdivision and the right-of-way of existing public roads. The width of this open space strip shall be based on the size of the lot(s) in the proposed subdivision nearest to the existing right-of-way as follows:

TABLE 14.04-2: REQUIRED OPEN SPACE STRIP BETWEEN BUILDING LOTS AND RIGHT-OF-WAY OF EXISTING PUBLIC ROADS	
LOT SIZE IN PROPOSED SUBDIVISION	DISTANCE FROM EXISTING RIGHT-OF-WAY
1 acre or greater	250 feet
½ acre - 1 acre	300 feet
Less than ½ acre	350 feet

The open space strip may be interrupted as necessary to accommodate roadways providing direct access to and from the development.

- a. The width of the required open space strip as outlined in the Table above may be reduced by up to 40% in the following situations:
 - i. It can be conclusively demonstrated through cross-sectional drawings, a tree survey, photographs, or other means that the existing topography and/or existing vegetation (that is to remain in open space) is such that no homes within the proposed subdivision will be seen from the existing public road in question at any time during the year; or
 - ii. The following design elements are incorporated:
 - o Additional landscaping is installed within the open space strip so that it is unlikely that any homes within the proposed subdivision will be seen from the existing public road in question at any time during the year once the landscaping reaches maturity. A berm, not to exceed 8 feet in height, may

be used in conjunction with the additional landscaping. If a berm is utilized, it shall be set back as far as practicable from the public right-of-way but in no case shall any portion of the berm be placed closer than 75 feet from the public right-of-way. A landscaping plan demonstrating such must be submitted in conjunction with the Concept Plan and approved by the County prior to Concept Plan approval. All plant material reflected on the approved landscaping plan, along with any berms, must be installed prior to submittal of the applicable Final Plat; and

- The front façade of homes on lots that will utilize this reduced open space strip allowance shall face the existing public road in question.
6. Average lot size within the Conservation Subdivision must be at least $\frac{3}{4}$ acre.
 7. No lot can be less than $\frac{1}{4}$ acre in size.
 8. Any lot less than $\frac{1}{4}$ acre in size must be located internally within the development where they are surrounded by lots of at least $\frac{3}{4}$ acre in size or in a location where homes on these lots will not be visible from adjacent properties or roadway rights-of-ways.