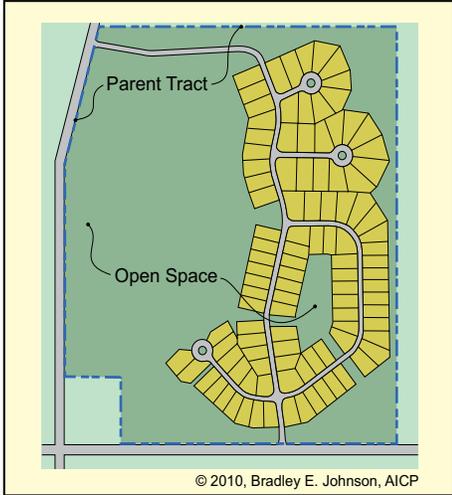


Conservation Subdivision (CS)

6.06 Conservation Subdivision Standards

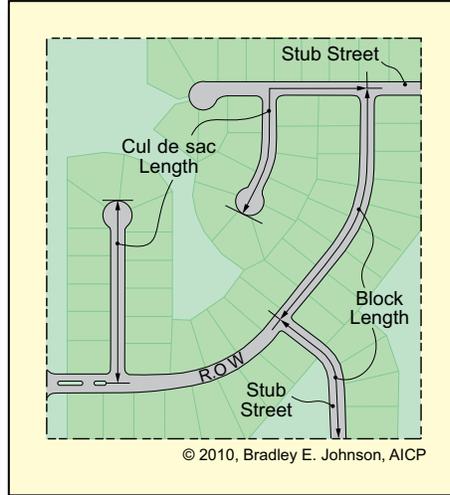


Minimum Required Open Space

- 40%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters



Minimum Block Length

- 100 feet

Maximum Block Length

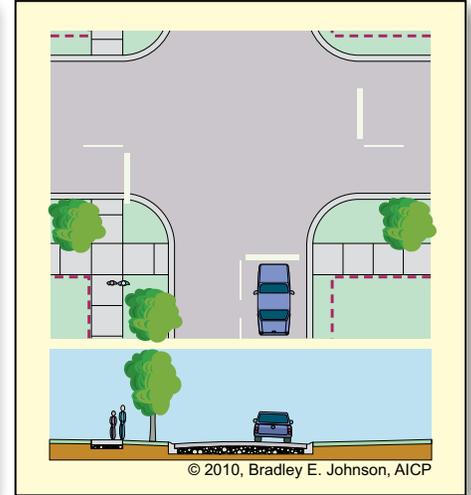
- 1,760 feet (1/3 mile)

Minimum Cul-de-sac Length

- 100 feet

Maximum Cul-de-sac Length

- 1,000 feet



Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 22 feet

Curb

- Not required

On-street Parking

- Not required

Minimum Tree Plot Width

- 5 feet, if sidewalk is installed along street

Minimum Sidewalk/Sidepath Width

- Unimproved path in conservation areas
- 4 feet sidewalk along one side of internal local streets and internal collector streets
- 4 feet sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Storm Water
• DD-01..... 7-4	• SM-01..... 7-22
Development Name	Streets and Access
• DN-01..... 7-5	• SA-01..... 7-24
Easement	• SA-02..... 7-30
• EA-01..... 7-6	• SA-05..... 7-32
Entryway Feature	• SA-07..... 7-34
• EF-01..... 7-8	Street Lighting
Erosion Control	• SL-04..... 7-36
• EC-01..... 7-9	Surety
Flood Hazard	• SY-01..... 7-37
• FH-01..... 7-10	Utility
Lot Establishment	• UT-01..... 7-39
• LE-01..... 7-12	
Monuments and Markers	
• MM-01..... 7-15	
Open Space	
• OP-01..... 7-16	
Owners' Association	
• OA-01..... 7-17	
Pedestrian Network	
• PN-01..... 7-19	
Perimeter Landscaping	
• PL-01..... 7-20	
Prerequisites	
• PQ-01..... 7-21	

Traditional Subdivision (TD)

6.07 Traditional Subdivision Intent and Prerequisites

Intent
<p>The Traditional Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> Mixed use, with majority being residential <p>Applicability</p> <ul style="list-style-type: none"> Subdivisions containing fifty (50) or more lots and new streets and alleys <p>Pedestrian Network</p> <ul style="list-style-type: none"> Safe, efficient, and highly accessible pedestrian circulation within the subdivision Safe, efficient, and easy access to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> Creation of grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods and non-residential activity centers Frequent use of alleys and garage access via alleys Short blocks Small radius corners <p>Site Feature Preservation</p> <ul style="list-style-type: none"> Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> Increased intensity and density for traditional subdivision design

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> Minimum of 80% R3, UR or M1 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> 40 acres <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> 200 acres <p>Special Qualifications</p> <ul style="list-style-type: none"> Subdivision shall be designed around pedestrian-scale streetscape featuring narrow street profiles, alleys, on-street parking, building forward orientation, short blocks, and decorative street lighting

Traditional Subdivision Intensity and Density Bonus for Traditional Design Compliance				
		Zoning District		
		R3	UR	M1
Lot Standards	Min. Lot Area	4,600 sq ft	4,600 sq ft	5,500 sq ft
	Min. Average Lot Area	no change	no change	no change
	Min. Lot Width	44 ft	no change	45 ft
Setback Standards	Min. Front Setback	20 ft	15 ft	22 ft
	Min. Side Setback	6 ft	no change	10 ft
	Min. Rear Setback	28 ft	22 ft	28 ft
Other Standards	Max. Lot Coverage	no change	67%	55%
	Min. Dwelling Unit Size	no change	no change	no change
	Min. Average Dwelling Unit Size	no change	no change	no change
	Maximum Density	6.2 du/acre	6.2 du/acre	5.5 du/acre