

Conservation Subdivision (CS)

6.05 Conservation Subdivision Intent and Prerequisites

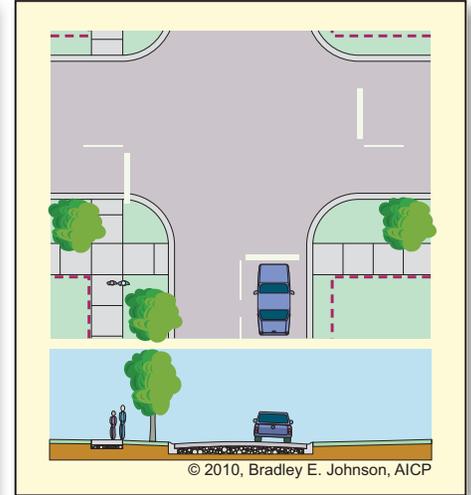
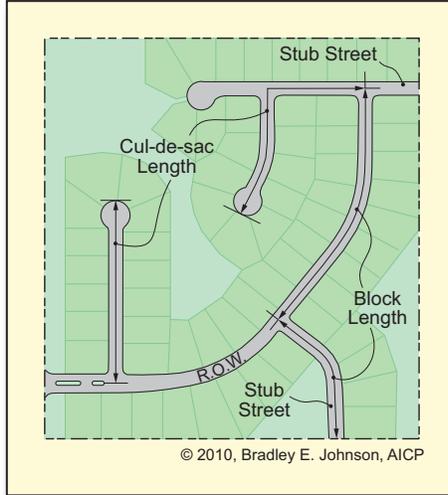
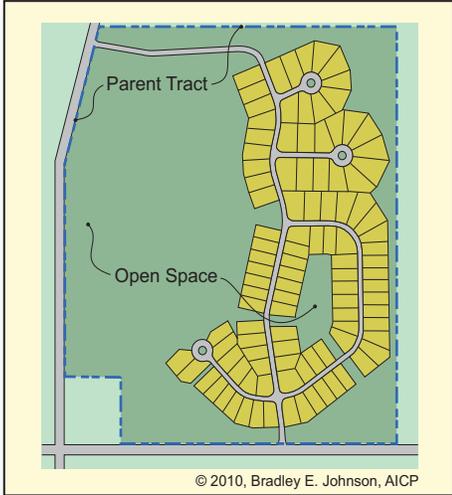
Intent
<p>The Conservation Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions at least forty (40) lots and requiring new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Pedestrian circulation within the subdivision that is sensitive to the subdivision's natural amenities • Safe pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Moderate use of cul-de-sacs • Narrow streets without curb • On-street parking is discouraged <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Preserve existing quality tree stands • Preserve other existing natural amenities <p>Incentives</p> <ul style="list-style-type: none"> • Narrow local streets without curb • Street lighting not required • Sidewalks only required on one side of internal streets • Intensity bonus for conserving land as open space

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • AG <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • 5 acres (217,800 square feet) <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum <p>Special Qualifications</p> <ul style="list-style-type: none"> • The parent tract shall have a quality natural amenity covering at least 20% of the parent tract • Subdivision shall facilitate clustered development that ensures the preservation of on-site natural amenities and significant common open space

Conservation Subdivision Intensity Bonus for Conserving at least 40% of Parent Tract as Open Space		
		Zoning District
		AG
Lot Standards	Min. Lot Area	26,000 sq ft
	Min. Average Lot Area	30,000 sq ft
	Min. Lot Width	150 ft.
Setback Standards	Min. Front Setback	70 ft
	Min. Side Setback	25 ft
	Min. Rear Setback	35 ft
Other Standards	Max. Lot Coverage	35%
	Min. Dwelling Unit Size	1,200
	Maximum Density	no change

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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	