

CHAPTER 160

ZONING

first removal of stone hereunder and annually on the first day of each calendar year thereafter.

§ 160-21-C Conservation subdivisions and master developments.

A. In order to achieve the greatest conservation of natural resources as described in §160-2, this Article provides for flexibility in designing new residential subdivisions by allowing four forms of development referred to as “options”, as summarized below:

- (1) Option One: *Neutral Density and Basic Conservation*, providing for residential uses at the density permitted by the underlying zoning. Greenway lands comprise 50% of adjusted tract acreage plus 100% of primary conservation areas. The flexibility-designed layouts work well with either individual wells and septic systems located in the open space, or with central wells and sewage treatment facilities.
- (2) Option Two: *Enhanced Density with Greater Conservation*, providing for higher density residential uses and a larger percentage (60% of adjusted tract acreage plus 100% of primary conservation areas) of greenway land in more flexibly designed layouts with other improvements serving the community such as central wells and sewage treatment facilities.
- (3) Option Three: *Estate Lots*, providing for rural-suburban residential uses at lower densities in conventional layouts of standard houselots, where homes and streets are located carefully to minimize impacts on resource lands.
- (4) Option Four: *Country Properties*, providing for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.

B. Permitted Density Calculation.

- (1) Adjusted tract acreage calculations for the purpose of determining maximum density and minimum greenway land requirements for conservation subdivisions, and minimum greenway land requirements for master development plans shall be conducted as follows:
 - (a) Constrained land shall be calculated as 100 percent of land consisting of ponds, lakes, and wetlands, 80 percent of lands consisting of steep slopes, 15 percent of lands consisting of moderate slopes, and 50% of flood plains.

CHAPTER 160

ZONING

(b) Adjusted tract acreage shall consist of total tract acreage minus constrained land and all land contained in existing road rights-of-ways, and existing overhead and underground utility easements and rights-of-ways with established widths.

- (2) Determination of density (or maximum number of permitted dwelling units) shall be based on adjusted tract acreage in accordance with Schedule IV.
- (3) Where a tract exists in more than one Zoning District, density shall be calculated in a manner proportionate to the total tract area contained in each individual district.

160-21-C

- (4) Multiple options may be used on a single tract or for a single project. When multiple options are combined on the same tract, density shall be calculated based on total tract area designated for each respective option.
- (5) Residential and commercial uses may be used on a single tract within a master development. When residential and commercial uses are combined within a master development, residential density shall be proportionate to the percentage of the developable area used for residential purposes.

C. Minimum greenway land calculations for conservation subdivisions and master development plans shall be conducted as follows:

- (1) Option 1 (neutral density) subdivisions minimum greenway land shall be 50 percent of the adjusted tract acreage plus 100 percent of primary conservation areas.
- (2) Option 2 (enhanced density) subdivisions minimum greenway land shall be 60 percent of the adjusted tract acreage plus 100 percent of primary conservation areas.
- (3) Option 3 (estate lots) subdivision minimum greenway land shall consist of primary conservation areas and may be contained within privately owned lots.
- (4) Option 4 (country properties) subdivision minimum greenway land shall consist of 80 percent of the total tract acreage and may be contained within privately owned lots.
- (5) Minimum greenway land for master development plans shall be 50 percent of the adjusted tract acreage plus 100 percent of primary conservation areas.