

Chapter 6: Subdivisions

A) Commercial Subdivisions

1. Density Requirement.
 - a. Number of Lots.
 - i) Lot size and number of lots for commercial subdivisions shall be dictated by the private market.
2. Open Space Requirement
 - a. Reserved.
3. Exemptions
 - a. Reserved.

B) Industrial Subdivisions

1. Density Requirement.
 - a. Number of Lots.
 - i) Lot size and number of lots for commercial subdivisions shall be dictated by the private market.
2. Open Space Requirement.
 - a. Reserved.
3. Exemptions.
 - a. Reserved.

C) Residential Subdivisions

1. Density Requirement.
 - a. The Comprehensive Plan encourages housing development where existing utilities, educational institutions, and public safety services are already in place. Therefore, development criteria have been established to limit development density unless close to the appropriate infrastructure.
 - i) Base Density. The number of lots in any subdivision shall be as indicated in the development standards for the respective zoning district. The number of acres used in determination of the number of lots shall exclude areas designated as Primary Conservation Areas. In determination of lots, any fraction of less than five tenths (0.5) shall be disregarded, while a fraction of five tenths (0.5) or greater shall be counted as one (1) lot.
2. Open Space Requirement
 - a. Percent Open Space. The percent of open space required for any subdivision shall be as indicated in the development standards for the respective zoning district, or shall be the sum of all required Primary Conservation Areas, Bufferyards, and Perimeter Landscaping Areas within a subdivision, whichever is greater.
 - b. Composition. Open space may be comprised of Primary Conservation Areas, Secondary Conservation Areas, Major Utility Easements, Bufferyards, Perimeter Landscaping, Recreation Areas, and Drainage Facilities under the conditions described below.

- i) Primary Conservation Areas. This category includes wetlands, lands that are generally inundated (under natural ponds, natural lakes, or creeks), land within the 100-year floodplain, and slopes exceeding twenty percent (20%). All areas designated as Primary Conservation Areas shall be designated as open space on the plat.
 - 1. Primary Conservation Areas shall not count toward any more than fifty percent (50%) of the total required open space for a subdivision no matter how large the feature exists.
 - 2. Inclusive in the designated Primary Conservation Area shall be a twenty-five (25) foot “no build” buffer maintained around all Primary Conservation Areas. Primary Conservation Areas shall not count toward the maximum density for the subdivision.
- ii) Secondary Conservation Areas. This category shall typically include all or part of the following kinds of resources: woodlands; aquifer recharge areas; poorly drained soils; significant wildlife habitat areas; prime farmland; historic, archaeological or cultural features listed (or eligible to be listed) on national, state, county, or town registers or inventories; scenic views into the property from existing public roads; or other features unique to the site. Secondary Conservation Areas therefore typically include parks, forest, meadows, pastures, farm fields, part of the ecologically connected matrix of natural areas significant for wildlife habitat, water quality protection or other reasons.
 - 1. All Secondary Conservation Areas that are preserved as common area shall count toward the minimum required open space for a subdivision.
 - 2. The most significant environmental features shall be conserved first when a site has more Secondary Conservation Areas necessary to fulfill the minimum open space requirement.
- iii) Major Utility Easements. This category may be considered open space, but only if the combination of all Primary Open Space, preserved Secondary Conservation Areas, required Perimeter Landscaping and required Bufferyards do not fulfill the minimum open space requirement. Major Utility easements within the property lines of a buildable lot shall not count as open space.
- iv) Bufferyards. Bufferyards, when required, shall be in accordance with the Bufferyards section of the UDO.
 - 1. Bufferyards are not subject to reduction.
 - 2. Bufferyards shall be in addition to Perimeter Landscaping and Major Utility Easements.
- v) Perimeter Landscaping.
 - 1. Reserved.
- vi) Recreation Areas. Active recreation areas shall be centrally located within the subdivision, or shall be situated next to Primary Conservation Areas.

1. Under no circumstances shall active recreation areas be located within Major Utility Easements, required perimeter landscaping areas, or required Bufferyards.
2. At least one (1) acre of land that is at least one hundred fifty (150) feet wide shall be usable for recreation for every fifty (50) acres of parent tract.

vii) Drainage Facilities.

1. All drainage easements outside of buildable lots shall be counted as open space.
2. Retention ponds with a water surface area over twenty-five thousand (25,000) square feet at normal pool elevation qualify as open space. All smaller ponds shall not count toward open space.
3. Each retention pond shall have natural edges for at least eighty-five percent (85%) of its perimeter. Rip-rap, inlets, outlet structures or other engineered materials may be used in the remaining fifteen percent (15%). Any retention ponds that do not meet these design criteria shall not count as open space.
4. Detention facilities that have over twenty-five thousand (25,000) square feet of area measured within the top of bank shall qualify for open space. All smaller detention facilities shall not count toward open space.

3. Exemptions.

- a. Reserved.