

Residential Development Standards
2/06/07

| Requirements | Family Subdivision (3 lots or less) | Minor Subdivision (3 lots or less, on existing State Road) | Major Subdivision (4 lots or more or new road constructed) | Cluster Subdivision (Optional for all subdivisions of 5 acres or more) | Planned Development (Optional up to 199 lots, required if 200 lots or more) |
|---|--|--|--|--|--|
| Front Setback | | | | | |
| 1/6 acre up to 4/15 acre (R-7 to R-12) | 20-foot setback for lots | 20-foot setback for lots | 20-foot setback for lots | For all lot sizes: 33% setback reduction for internal streets of the underlying zoning district, but cannot be less than 20 feet. Also see “perimeter setback” below. | 30-foot minimum setback. Greater setbacks can be negotiated. Also see “perimeter setback” below. |
| 1/3 acre up to 3/4 acre (R-15 to R-30) | 30-foot setback for lots | 30-foot setback for lots | 30-foot setback for lots | | 30-foot minimum setback. Greater setbacks can be negotiated. Also see “perimeter setback” below. |
| 1 acre or more (R-40) | On existing external roads: 80-foot setback, or if 500 feet of road frontage is available, a 40-foot setback containing a 30-foot berm or a 40- | On existing external roads: 80-foot setback, or if 500 feet of road frontage is available, a 40-foot setback containing a 30-foot berm or a 40- | On existing external roads: 80-foot setback, or if 500 feet of road frontage is available, a 40-foot setback containing a 30-foot berm or a 40- | | On existing external roads: 80-foot setback, or if 500 feet of road frontage is available, a 40-foot setback containing a 30-foot berm or a 40- |

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|--|---|---|---|---|--|
| Rural Preservation Overlay (RPO) | <p>foot setback containing a 30-foot solid landscape screen.</p> <p>On new internal roads: 30-foot setback</p> <p>On existing rural preservation roads: 100-foot setback, or if 500 feet of road frontage is available, a 50-foot setback containing a 30-foot berm or a 50-foot setback containing a 30-foot solid landscape screen.</p> | <p>foot setback containing a 30-foot solid landscape screen.</p> <p>On new internal roads: 30-foot setback</p> <p>On existing rural preservation roads: 100-foot setback, or if 500 feet of road frontage is available, a 50-foot setback containing a 30-foot berm or a 50-foot setback containing a 30-foot solid landscape screen.</p> | <p>foot setback containing a 30-foot solid landscape screen.</p> <p>On new internal roads: 30-foot setback</p> <p>On existing rural preservation roads: 100-foot setback, or if 500 feet of road frontage is available, a 50-foot setback containing a 30-foot berm or a 50-foot setback containing a 30-foot solid landscape screen.</p> | <p>foot setback containing a 30-foot solid landscape screen.</p> <p>On new internal roads: 30-foot setback</p> <p>On existing rural preservation roads: 100-foot setback, or if 500 feet of road frontage is available, a 50-foot setback containing a 30-foot berm or a 50-foot setback containing a 30-foot solid landscape screen. Also see “perimeter setback” below.</p> | <p>On new internal roads: 30-foot setback</p> <p>On existing rural preservation roads: 100-foot setback, or if 500 feet of road frontage is available, a 50-foot setback containing a 30-foot berm or a 50-foot setback containing a 30-foot solid landscape screen. Also see “perimeter setback” below.</p> |
| <u>Perimeter Setback - not including front setback</u> (see above) For all lot sizes: | Not required | Not required | Not required | Lots along the perimeter of the subdivision must have a permanent wooded buffer of 30 feet or a 50-foot setback. | Lots along the perimeter of the subdivision must have a 30-foot setback. Greater setbacks may be negotiated. |

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|--|---|--|--|--|--|
| Road Paving For all lot sizes: | Not required | N/A | Paving required to DOT standards | Paving required to DOT standards | Paving required to DOT standards and other negotiated standards (i.e. turn lanes, signals subject to DOT approval) |
| Street Trees For all lot sizes: | Not required | Not required | 2-inch caliper tree or 15-gallon container spaced 50 feet apart | 2-inch caliper tree or 15-gallon container spaced 50 feet apart | 2-inch caliper tree or 15-gallon container spaced 50 feet apart |
| Sidewalks 1/6 acre up to 1/2 acre (R-7 to R-20) | Not required | Not required | Required on 1 side of street for subdivisions of 25 lots or more, having densities of 1/2 acre or higher | Required on 1 side of street for subdivisions of 25 lots or more, having densities of 1/2 acre or higher | Required on 1 side of street for subdivisions of 25 lots or more, having densities of 1/2 acre or higher. Additional sidewalks negotiable. |
| Over 1/2 acre (R-30 to R-40) | Not required | Not required | Not required | Not required | Not required. Sidewalks negotiable. |

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|---|---|--|--|--|---|
| Open Space For all lot sizes: | Not required | Not required | 2500 sq. ft. per dwelling or payment in-lieu-of dedication | 25% of subdivision land area | 2500 sq. ft. per dwelling or payment in-lieu-of dedication |
| Stream Buffers (Perennial) For all lot sizes: | 30-foot buffer | 30-foot buffer | 30-foot buffer | 30-foot buffer | 30-foot buffer |
| Lighting For all lot sizes: | Not addressed | Not addressed | When provided, lighting must be uniform and low level intensity. | When provided, lighting must be uniform and low level intensity. | When provided, lighting must be uniform and low level intensity. |
| Clear Cutting | Prohibited | Prohibited | Prohibited | Prohibited | Prohibited |
| Conditional Zoning | Optional | Optional | Optional | Optional | Optional |