

ARTICLE 4. CONSERVATION SUBDIVISION STANDARDS

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1. CONSERVATION SUBDIVISION INTENT AND APPLICABILITY

A. Intent

A conservation subdivision, not a part of a form based development, provides incentives for the preservation of key natural resources in public or private protection and ensures development patterns that preserve and enhance the natural features and open spaces on the land.

B. Applicability

The conservation subdivision option is available in all qualifying areas of the municipality, pursuant to Article 2. The applicant must comply with all other applicable regulations, unless superseded by the provisions of this Article. A conservation subdivision shall include a minimum of 20 acres, or as otherwise determined by the Planning Commission.

2. CONSERVATION SUBDIVISION PROCEDURES

A. Conceptual, Pre-Application and Submittal Conferences Required

1. Conceptual Development Plan Conference

A conceptual development plan conference shall be convened for any conservation subdivision proposed. The conference shall be comprised of staff and the City Engineer for the purpose of developing the conservation concepts for the proposed development.

2. Pre-Application Conference

A pre-application conference is required for all conservation subdivisions, at a regularly scheduled Planning Commission meeting to review and discuss the proposed development.

3. Submittal Conference

A submittal conference with staff is required prior to acceptance of any application. The purpose of this conference will be to review the presence of all documents and maps required pursuant to the submittal requirements of Appendix A and to determine the housing density pursuant to Article 4.04 D. An appointment shall be made to ensure staff availability.

B. Concept Plan.

A concept plan shall be used to demonstrate overall and general development concepts prior to preparation of a proposal for a conservation subdivision. The concept plan shall be based upon the housing densities identified in *Section 4.04.D. Housing Density Determination*. Upon achieving consensus with staff that the concept plan advances the goals and objectives of the Comprehensive Plan and meets all applicable requirements herein, the applicant may proceed with the preparation of a master plan.

C. Master Plan Required.

A Master Plan shall be required for any conservation subdivision.

D. Preliminary Plat

1. Official Application and Fee.

Application for a Conservation Plat shall be the same as a conventional subdivision and require the submission of five (5) copies of the maps and all other documents pursuant to *Appendix A* and

a completed application to the Administrator with the officially approved filing fees. Only complete applications shall be accepted and scheduled for a hearing by the Planning Commission.

2. Notice.

Upon scheduling of the Planning Commission hearing and at least 14 days prior to said hearing, notice shall be sent by certified mail to the owner(s) of record of all abutting property by staff. The notice shall state the purpose of the review, indicate that the preliminary plat is on file for public review at the Administrative offices during normal business hours, and that the public shall have a right to be heard at the Planning Commission public hearing, and indicate the date, time and location of the hearing. Failure of any owner to receive notice shall not invalidate the application.

3. Administrative Review.

The Administrator will distribute the maps and other documents to the City Engineer, Department of Public Works, the Montevallo Water Authority and the Fire Department and retain one copy in the Department's office for distribution to staff and public review. The Administrator shall review all complete applications for a preliminary plat according to the following criteria:

- a) The proposed land division is in accordance with the general development characteristics and policies of the Comprehensive Plan, and any other plan or program of the municipality adopted under the general guidance of the Comprehensive Plan; and
- b) The proposed land division is consistent with the general development patterns of the area, so that it will not unduly or adversely affect current and future planned development opportunities on adjacent land; and
- c) All parcels, including any proposed development, are in conformance with any zoning regulations applicable to the subject property; and
- d) The application is in conformance with the subdivision regulations; and
- e) All proposed lots will have adequate water and wastewater facilities. City of Montevallo makes no representation that any lot eligible for approval by the Shelby County Public Health Department for a septic tank will be approved; and
- f) The application is in conformance with any approved development plans.

4. Official Report.

Prior to the hearing, the Administrator shall compile the comments of all reviewing agencies as a formal report on the application to the Planning Commission prior to the public hearing and one copy provided to the applicant. The report shall analyze the application with respect to the planning and design standards, specific subdivision standards, and the technical standards of these regulations, and policies and procedures of the Planning Commission. The report may make a recommendation to the Planning Commission regarding their decision.

5. Additional Studies.

After review further studies or technical reports, such as traffic, drainage calculations, flood hazards, soil suitability for on site septic, or wetland delineation, necessary for the Planning Commission to assess the application may be required. The Planning Commission shall establish a reasonable deadline for submission of this information.

6. Planning Commission Review.

The Planning Commission shall hear a formal presentation by both staff and the applicant. The Planning Commission shall accept public testimony from all persons who desire to be heard in favor of or in opposition to specific compliance of the application with these regulations. The Planning Commission shall deliberate the application according to the following criteria:

- a) The proposed land division is in accordance with the general development characteristics and policies of the Comprehensive Plan, and any other plan or program of the municipality adopted under the general guidance of the Comprehensive Plan;
- b) The proposed Conservation Subdivision Framework (*Table 4-1*) associated with the parcel is accurate and acceptable based on the criteria in these regulations;
- c) The proposed division is in accordance with the general development patterns and character of the vicinity in which it is located;
- d) Any phasing of the subdivision and the schedule for development of final plats is clearly indicated and demonstrates a logical and well-planned development pattern.
- e) The proposed land division is not contrary to the public health, safety, and welfare;
- f) All parcels, including any proposed development, are in conformance with any zoning regulations applicable to or proposed for the subject property;
- g) Any impacts, modifications, conditions or mitigation identified or recommended in specific studies or technical reports associated with the application;
- h) The plat is designed in compliance with regard to all other governmental regulations, (e.g. zoning, flood plains, etc.), which may impact development of the land and the applicant has secured all necessary approvals from other public agencies.

7. Decision.

At the hearing, the Planning Commission shall take one of the following actions:

- a) *Approve* the application for a preliminary plat.
- b) *Approve* the application for a preliminary plat *with conditions*. The approval shall specifically state the conditions of the Planning Commission approval, which shall then become a requirement of the final plat. Any waivers or modifications requested by the applicant at the time of application shall be specifically stated as conditions;
- c) The application may be *Continued* to another regularly scheduled Planning Commission meeting. A continuance shall only be made on the grounds for the need of additional information or the need for further technical studies which bring into question the ability of the application to meet all requirements of these regulations. The continuance shall specifically state what additional information is required of the applicant at the continued hearing. No preliminary plat shall be continued more than twice;
- d) A case may be *Tabled* when an applicant fails to appear to present a case or when a complete resubmission of an alternative design of the subdivision is necessary, suggested or required by the Planning Commission.
- e) *Deny* the application, specifically stating the grounds for denial.

8. Appeal.

If the Planning Commission does not approve the application, the applicant may appeal the decision to the City Council of the City of Montevallo or to the court of appropriate jurisdiction. The purpose of hearing the appeal is to determine if there is sufficient reason to request that the Planning Commission reconsider its earlier decision.

9. Effect of Approval.

Approval of a preliminary plat shall not be deemed final acceptance of any plan, improvements, or development proposals. This approval is authorization to proceed with the staking of streets and lots in preparation for improvements. Upon approval, the applicant shall provide the following before commencing any construction:

- a) No grading or clearing may commence prior to the approval of the preliminary plat. In the event that an applicant violates this provision, no development approvals will be issued until all site violations have been remedied. Development approvals include, but are not limited to, building permits, building inspections, Certificates of Occupancy, site plan approvals, subdivision approvals, and zoning approvals.
- b) The applicant shall design all required improvements pursuant to the standards contained within these regulations.
- c) Detailed construction plans, engineering calculations, and estimates shall be prepared, by an engineer licensed to practice engineering in the State of Alabama, in accordance with the approved preliminary plat, the required improvements and specifications in the standards contained within these regulations. These plans shall be presented to the City Engineer for review, supported by analysis, and engineering calculations. Construction plans shall be approved by the City Engineer in writing.
- d) No construction of any improvements, clearing, or grading may commence prior to the approval by the City Engineer of all engineering and detailed construction plans. Applicant must notify the City Engineer at least 48 hours in advance of commencement of construction or to request an inspection of such work.
- e) Construction shall not commence on any improvement until engineering drawings have been approved by the City Engineer. Construction must be performed in a workmanlike manner, in conformance with approved engineering drawings, to the usual construction tolerances. Failure to comply may prevent recording of the final plat and the transfer of lots.
- f) Compliance with the terms of the Land Disturbance Ordinance and the issuance of a Land Disturbance Permit.

10. Deviations from the preliminary plat.

Any deviations proposed from the approved preliminary plat shall be submitted in writing and may only be approved according to the following criteria:

- a) They are minor deviations that do not impact the number or relationship of lots within the plat, the streets and public facilities within the plat, or any property outside of the plat including its future development potential.
- b) Any deviation is the minimum deviation necessary to fulfill the development concept approved in the approved preliminary plat,
- c) The need for the deviations is due to physical circumstances that could not have been reasonably discovered at the time of the preliminary plat;
- d) The deviations result in no material change in the development concept approved in the preliminary plat;
- e) The final plat shall be in conformance with all other criteria for approval and all other provisions of these regulations.

11. Expiration of preliminary plat approval.

Approval of the preliminary plat shall be effective for a period of two years following the date of the Resolution of the Planning Commission approval. Upon expiration of preliminary plat approval, final plat approval may not be given until a new preliminary plat has been submitted and approved. However, the Planning Commission may grant an extension up to one additional year if it determines that re-review of a lapsed preliminary plat is not necessary.

E. Final Plat

1. Official Application and Fee.

Application for approval of a final plat shall require the submission of five (5) copies of the final plat and a complete application pursuant to the requirements of *Appendix A* to the Administrator with the official filing fee identified in the municipality's approved schedule of fees.

2. Administrative Review.

The Administrator, in coordination with the City Engineer, Department of Public Works, the Montevallo Water Authority and the Fire Department shall review all complete applications for a final plat according to the following criteria:

- a) The proposed land division is consistent with an approved preliminary plat, including the satisfaction of any specific conditions for approval of a preliminary plat.
- b) The proposed land division is in accordance with the general development characteristics and policies of the Comprehensive Plan, and any other plan or program of the municipality adopted under the general guidance of the Comprehensive Plan;
- c) The proposed land division is consistent with the general development patterns of the area, so that it will not unduly and adversely affect current and future planned development opportunities on adjacent land;
- d) All parcels are in conformance with any zoning regulations applicable to the subject property;
- e) The application is in conformance with the subdivision regulations.
- f) Executed sufficient financial guarantee (bond) of public improvements and construction and acceptance of drainage improvements.

3. Decision.

Within 30 days of the date of application the staff shall notify the applicant in writing of one of the following actions:

- a) The application is approved in compliance with these regulations. The Chair of the Planning Commission and City Engineer shall affix their signatures and the date.
- b) The application is not approved. Staff shall state specifically what deficiencies exist.

4. Required Signatures.

Prior to submitting the record map, the applicant shall have secured the signatures of the surveyor, the owners, the mortgagor, and the local fire district chief. Following approval of the final plat, and subject to compliance with the final engineering requirements, performance bonds, or maintenance agreements, the final plat shall be circulated for the signatures of the City Engineer and the Planning Commission.

5. Recording.

Any approved final plat shall have all required signatures and be recorded in the Office of the Probate Judge of Shelby County, Alabama, by staff prior to being effective.

F. Density Calculations.

The density of any proposed conservation subdivision shall be based upon Tables 4-1 and 4-2. Lot calculations must be reviewed and approved prior to making application for the review of a preliminary plat.

TABLE 4-1: CONSERVATION DENSITY LEVEL	
LEVEL I	<ul style="list-style-type: none"> • R-4, Multiple Dwelling District • R-2, Single Family District
LEVEL II	<ul style="list-style-type: none"> • R-1, Single Family District • E-1, Estate District
LEVEL III	<ul style="list-style-type: none"> • A-R, Agricultural-Residential District

TABLE 4-2: CONSERVATION SUBDIVISION FRAMEWORK	
LEVEL I	<ul style="list-style-type: none"> • Clustered residential subdivisions calculated at 7 lots per acre, (gross calculation). • Supporting non-residential development. • Sewers may be permitted in a public right-of-way.
LEVEL II	<ul style="list-style-type: none"> • Clustered residential subdivisions calculated at 1 ½ lot per acre, (gross calculation). • Supporting non-residential development at a rural scale. • Sewers may be permitted in a public right-of-way.
LEVEL III	<ul style="list-style-type: none"> • Clustered residential subdivisions calculated at a density of 1 lot per 2 ½ acres, (gross calculation). • Sewers may be permitted in a public right-of-way.

3. STREET DESIGNS

A. Example Street Cross-sections. The following are example street cross-sections. The cross-sections and standards illustrate planning and urban design concepts, and upon approval by the City Engineer may be the basis for engineering and construction documents. The City Engineer reserves the right to alter the design elements or require additional design elements based on traffic and transportation analysis, and subject to the appropriate context and applicability of each street type.

Neighborhood Streets

MINIMUM ROW WIDTH	60' (LOCAL) (Shown above) 62' (COLLECTOR)
TRAVEL LANES	2
TRAVEL LANE WIDTH	11' (LOCAL) 12' (COLLECTOR)
SHOULDER	2' landscape strip, 5' sidewalk, and 1' additional graded shoulder
BUFFER AREA	2' Landscape Strip
PEDESTRIAN AREA*	5' sidewalk
BICYCLE AREA	None (combined with vehicle flow)
UTILITY LOCATION	10' U/A outside of sidewalk
ACCESS LIMITATION	See Lot Access standards in Article 3, 4 or 5.
TYPICAL FRONT YARD**	<ul style="list-style-type: none"> • 10' – 40' lawn/setback (LOCAL) • 25' Natural Vegetation Buffer; or 40' – 100; lawn/setback (COLLECTOR)
APPLICABILITY	This street design is applicable for any conventional, conservation or form based application of local or collector streets. Application as a collector will require larger lot sizes.

* See Table 5-2 for Pedestrian Facility Requirements. Where Table 5-2 requires no sidewalks, or a sidewalk on only one side, the minimum width for the pedestrian facility shall be added to the Buffer Area.

** Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

RURAL DRIVE	
EXAMPLE PLAN AND CROSS-SECTION	
	<p>MINIMUM ROW WIDTH 60'</p> <p>TRAVEL LANES 2</p> <p>TRAVEL LANE WIDTH 9', for very low flow conditions; otherwise, greater widths may be required.</p> <p>SHOULDER 4' shoulder minimum</p> <p>BUFFER AREA 14' landscape/utility area</p> <p>PEDESTRIAN AREA</p> <ul style="list-style-type: none"> • None – if alternative integrated trail system available to neighborhood; or • 4' path on one side <p>UTILITY LOCATION 10' u/a inside ROW</p> <p>ACCESS LIMITATION See Lot Access standards in Article 3 or 4.</p> <p>TYPICAL FRONT YARD* 25' Natural Vegetation Buffer</p> <p>APPLICABILITY This special street section is applicable in any development pattern or in rural areas, as determined by the City Engineer. It provides primary access to residential uses, and may function as a collector or local street.</p>

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

RURAL PARKWAY	
<p>EXAMPLE PLAN AND CROSS-SECTION (TWO LANE WITH MEDIAN SHOWN)</p>	
MINIMUM ROW WIDTH	90' – two-lane; Multi-lane – consult with City Engineer
TRAVEL LANES	2 – 4
TRAVEL LANE WIDTH	12'
SHOULDER	4' shoulder minimum
BUFFER AREA	14' landscape strip and utility area
PEDESTRIAN AREA	<ul style="list-style-type: none"> None – if alternative integrated trail system available to neighborhood; otherwise, additional ROW may be required to provide multi-use trail or path.
BICYCLE FACILITY	None (combined with vehicle flow)
MEDIAN	30' center median
UTILITY LOCATION	In buffer area
ACCESS LIMITATION	See Lot Access standards in Article 3 or 4.
TYPICAL FRONT YARD*	25' Natural Vegetation Buffer
APPLICABILITY	This special street section is applicable in any development pattern or in rural areas, as determined by the City Engineer. It provides primary access within the neighborhood as well as connections to adjacent areas. This street type is not intended for direct access. It may function as an arterial or collector street.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

ACCESS EASEMENT	
<p>EXAMPLE PLAN AND CROSS-SECTION (TWO WAY RESIDENTIAL SHOWN)</p>	
MINIMUM EASEMENT WIDTH	22' (residential) 22' (commercial or mixed use)
TRAVEL LANES	1 Yield lane
TRAVEL LANE WIDTH	14' one-way, paved (residential) 18' two-way paved with valley gutters (commercial or mixed use)
SHOULDER	None
BUFFER AREA	4' landscape or grassed strip
UTILITY LOCATION	In access easement
ACCESS LIMITATION	None
APPLICABILITY	This special classification street provides rear or mid-block access to residential or non-residential uses on a block, particularly where the Access Limitation standards prohibit individual front-loaded access to each lot, or where non-residential areas require access to rear parking areas, loading areas, or internal service courts.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

4. STREET NETWORK, BLOCKS, LOTS

A. Street Networks

1. General Street Layout.

The streets and lot layouts shall be designed and located in a manner that maintains and preserves the natural topography, involves minimal grading, shortens road lengths and lot frontages, and minimizes any other disturbances of land and natural features.

2. Access Connectivity – Residential.

The Comprehensive Plan of the City of Montevillo clearly embraces the concept of connectivity of developments. The Planning Commission, based upon the recommendations of staff and the City Engineer, may require that street connectivity be provided pursuant to the theme of the following commentary table (Table 4-3). All developments will be reviewed relative to potential street connectivity, the nature of the surrounding properties and the merits of the individual development.

Commentary Table 4-3: Access Connectivity (Residential)	
Number of Dwelling Units	Connections to Transportation System
Less than 200	One connection to a major roadway
More than 200	Multiple connections to transportation system may be required

3. Access Connectivity – Non Residential.

Access management is reviewed on a case by case basis. Generally, nonresidential developments will require two (2) access points. However, staff and the City Engineer may restrict access for developments less than 5,000 square feet and may require additional access for developments more than 100,000 square feet. Such developments will be reviewed relative to access, existing and potential transportation characteristics, configuration of the surrounding properties and the merits of the individual development.

4. Stubbed Streets.

A network of residential streets is at the core of the framework of a transportation system. In this regard, the Planning Commission wishes to ensure the appropriate provision of street stub connections to developable adjoining properties and may require such features. Stubbed streets will be available for connectivity when adjoining properties are developed. Development plans will be reviewed relative to this future connectivity, based upon the recommendations of staff and the City Engineer.

In general, stubs shall be required according to the following:

- a) Any collector or arterial streets platted as part of a conservation subdivision shall be continued to the boundaries of the tract to be subdivided.
- b) Local streets should be stubbed to avoid long dead-end streets and complete the overall general network in subsection 1, above.
- c) All streets shall connect with any streets already platted to its boundary on adjacent property.
- d) Stub streets shall not exceed 200 feet without providing a turnaround which conforms to the cul-de-sac standards below.

- e) All street stubs shall provide a sign at the end indicating that the street will be a future through street at the time the adjacent property is subdivided.

5. Cul-de-sacs.

Cul-de-sacs shall be limited as follows:

- a) Cul-de-sacs shall not exceed 1,000 feet measured from the nearest intersecting street with direct access to the regional transportation network.
- b) Circles shall terminate with a property line radius of at least fifty-five (55) feet and an outside gutter radius of at least forty (40) feet. Circles to accommodate school buses or other large vehicles may be required and shall terminate with a property line radius of at least sixty-six (66) feet and outside gutter radius of at least fifty (50) feet.
- c) Proposed center island design shall be submitted to the City Engineer for review and approval.

6. Exceptions.

Exceptions to the street stub and cul-de-sac requirements may be approved to preserve prominent topographical or natural features, based on the following criteria:

- a) Construction of the connection or alternative layouts that do not require long cul-de-sacs are unfeasible and would result in substantial additional construction costs to cross the natural feature.
- b) The topographical or natural feature qualifies as a Conservation Area according to this Article and is being preserved on the plat.

B. Block Standards

All residential lots and dwellings shall be grouped into clusters. Each cluster shall contain no more than the number of dwelling units specified in Table 4-4.

CONSERVATION DENSITY LEVEL	MAXIMUM CLUSTER SIZE
Level I	25 dwelling units
Level II	20 dwelling units
Level III	15 dwelling units

Conservation subdivisions may include more than one residential cluster, provided that each cluster shall be separated by a buffer or conservation area. The buffer between clusters shall be at least 200 feet wide and include no disturbed areas of land other than streets or pedestrian trails.

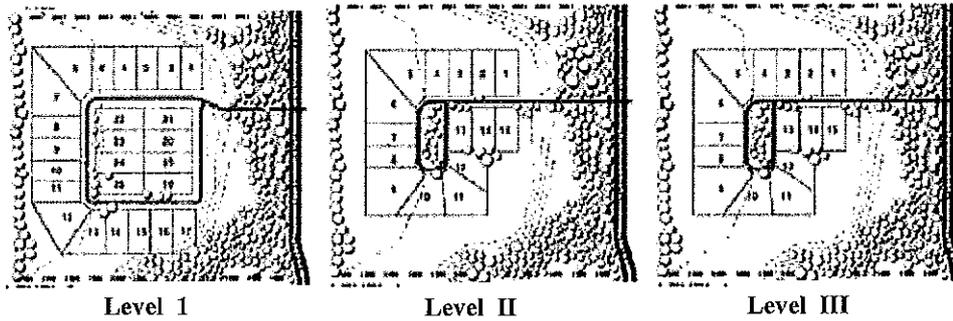


Figure 4-1. Maximum cluster sizes impact the perceived intensity of the development and should vary depending on the Conservation Density Level.

C. Lot Standards

There shall be no minimum lot size for Conservation Subdivisions. Conservation Subdivisions shall be allowed to vary the lot sizes on the developed parcel in order to fit the same number of units on the developed parcel as the Conservation Density Level would allow, while still preserving significant land areas.

Lots shall be configured so that buildable portions of each lot are located in the area that causes the least disturbance during construction activity. In addition to the required preserved areas, the largest amount of area possible on each lot shall be kept in or restored to its natural vegetative state.

D. Housing Density Determination

The maximum number of lots in the conservation subdivision shall be determined by dividing the total area of the tract of land by the minimum lot size specified in the Conservation Subdivision Framework (Table 4-2).

E. Density Bonus

If the applicant proposes to conserve more than 50 percent of the total property, additional density bonuses may be granted based upon the recommendation of the staff and approval by the Planning Commission.

5. OPEN SPACE

A. Minimum Open Space

The Conservation Subdivision Standards requires that a minimum of 20 percent of the original parcel be preserved from development.

B. Conservation Area Criteria

All Conservation Areas shall meet the following criteria:

1. All portions of the conservation area shall have significant natural features or habitats worthy of preservation for environmental, aesthetic and recreation benefits. Areas of the development site that best meet these criteria shall be preserved from development and take priority in determining the best layout for the site.
2. Up to 50 percent of the conservation area may be land that is undevelopable due to other laws or ordinances.
3. The conservation area shall be contiguous, based upon consistent and substantial linkages of natural systems. While a Conservation Subdivision may involve more than one preserved area, no single contiguous conservation area shall be less than five acres or 15 percent of the site, whichever is greater.
4. Thin bands of preserved areas shall be avoided to prevent erosion through “edge conditions.” Areas less than 100-feet wide shall be excluded from the conservation area calculations.

5. All lots shall be within 300 feet of the conservation area as measured by the most direct pedestrian connection or shall directly abut the conservation area.
6. The conservation area shall be usable and accessible by residents; however, trails or other accessories should be designed to avoid fragmenting conservation areas and to minimize impact on conservation areas.
7. The conservation area may be designated for assignment and management by a common ownership association of current and future lot owners or dedicated to the municipality subject to the municipality's acceptance in its sole discretion. The municipality may approve the assignment of the preserved area to another public or non-profit entity in its sole discretion.

C. Primary Conservation Area Elements

The following are considered primary conservation area elements and are required to be included within the open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:

1. The 100-year floodplain;
2. Stream buffers as required in Article 6, Section 6.05 ;
3. Slopes of 25 percent or greater and of at least 5,000 square feet contiguous area;
4. Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act;
5. Populations of endangered or threatened species, or habitat for such species;
6. Archaeological sites, important historic sites, cemeteries and burial grounds;
7. Other significant natural features and scenic viewsheds, such as ridge lines, peaks and rock outcroppings, particularly, those that can be seen from public roads.

D. Secondary Conservation Area Elements

The following are considered Secondary Conservation Area Elements and should be included within the Open Space to the maximum extent feasible.

1. Existing healthy, native forests of at least one acre contiguous area;
2. Individual existing healthy trees greater than having eight (8) inches caliper, as measured at breast height (4'6" from ground);
3. Prime agricultural lands of at least ten acres contiguous area;
4. Existing trails that connect the tract to neighboring areas.

E. Uses of Conservation Area

1. Permitted Uses
2. Uses of conservation areas may include the following:
 - a) Conservation of natural, archeological or historical resources;
 - b) Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
 - c) Walking or bicycle trails, provided they are constructed of porous paving materials;
 - d) Passive recreation areas, such as open fields;
 - e) Active recreation areas, including golf courses, provided that they are limited to no more than 50 percent of the total conservation areas and are not located within primary conservation areas. Active recreation areas may include impervious surfaces. Active

recreation areas in excess of this limit must be located outside of the protected Conservation Area.

- f) Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas;
- g) Landscaped stormwater management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses. Such facilities shall be located outside of primary conservation areas;
- h) Easements for drainage, access, and underground utility lines;
- i) Other conservation-oriented uses compatible with the purposes of this ordinance.

3. Prohibited Uses

Uses of conservation areas shall not include the following:

- a) Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections;
- b) Agricultural and forestry activities not conducted according to accepted Best Management Practices;
- c) Other activities as determined by the Applicant and recorded on the legal instrument providing for permanent protection.

F. Legal Restrictions

1. Permanent Conservation

Designation, dedication of other legal restrictions on future development of the preserved property in perpetuity shall be filed with the plat for any proposed conservation subdivision.

2. Management Plan

A detailed ownership and management plan for the preserved area shall be filed with the plat for any proposed conservation subdivision. The plan shall:

- a) Identify the owner, entity responsible for maintenance, and long-term funding strategies such as homeowner's fees or assessments.
- b) Demonstrate the financial feasibility of the ownership and maintenance program.
- c) Specify guidelines for how the maintenance of the conservation area, and any facilities eligible for location in the conservation area will occur.
- d) Include cost estimates for maintenance, including staffing, operation, or insurance costs, if any.
- e) Identify a board and procedures for oversight of and enforcement of the Management Plan.

3. Ownership and Management

Options for ownership and management of preserved area include:

- a) Dedication to the municipality or other public entity subject to acceptance by and at the sole discretion of the municipality or other public entity.
- b) Creation of or dedication to a non-profit entity capable of carrying out the ownership and management plan.
- c) Creation of a Homeowners and/or Leaseholders Association capable of carrying out the ownership and management plan.

- d) Establishment of an endowment where the principal generates sufficient annual interest to cover the yearly costs of ownership and maintenance of the preserved area.
- e) Dedication to a private or not-for-profit entity such as a land trust or similar conservation-oriented organization with the legal authority and financial capacity to accept such dedications.
- f) Dedication of a conservation easement on the conservation area to any of the above entities with a right of enforcement in favor of the municipality stated in the easement.
- g) Any management organization shall be *bona fide* and in perpetual existence and the conveyance instrument shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its function.

4. Right of Enforcement

In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition according to the management plan, the municipality may assume responsibility for its maintenance and may enter the premises and take corrective action, including provision of extended maintenance. The cost of such maintenance may be charged to the Management Entity, or the individual property owners according to their pro-rata share based on the Management Plan. Costs may include administrative costs in taking such actions as well as penalties as provided under these regulations. Such costs shall become a lien on all subdivision properties.

5. Municipal Review

The legal restrictions and ownership and management plan shall be subject to review and approval by the City Attorney.

Commentary. *Conservation subdivisions provide at least two development incentives in exchange for the permanent preservation of open space. First, the conventional lot sizes required of subdivisions is not required, and blocks and lots can be laid out in the most efficient manner, saving on roads, utilities, and other development costs by "clustering" the developed portion of the site. Second, these regulations provide a "density bonus" for development – above what would be permitted under conventional regulations.*

ARTICLE 5. FORM-BASED SUBDIVISION STANDARDS

- 5.01 FORM-BASED SUBDIVISION INTENT AND APPLICABILITY**
 - 5.02 FORM-BASED SUBDIVISION PROCEDURES**
 - 5.03 STREET DESIGNS**
 - 5.04 STREET NETWORKS, BLOCKS, LOTS**
 - 5.05 OPEN SPACE**
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1. FORM-BASED SUBDIVISION INTENT AND APPLICABILITY

- A. Intent. Form-Based Developments (FBD) implement the “Neighborhood Villager Center” concept of the Comprehensive Plan of the City of Montevallo, with more intensely developed neighborhood centers having a core or focus area, and less-intensely developed transition areas and rural areas.
- B. Applicability. The FBD process is intended to add flexibility to allow innovation in development applications that better advance the goals and policies of the Comprehensive Plan. New development proposals utilizing the FBD process must:
 - 1. Involve 20 acres or more.
 - 2. Include at least a Core Area and a Focus Area.
 - 3. Apply multiple uses under a single integrated development.
 - 4. Applications will include a concurrent rezoning request to the Special District, Plan Implementation District (SD:PID) during the Regulating Plan approval process.

Alternatively, the above requirements may be waived for developments proposed as an extension of an established FBD Regulating Plan. If applicable, such application will include a concurrent request for PID designation pursuant to the established FBD Regulating Plan.

2. Form-Based Subdivision procedures

A. Concept Plan.

A Concept Plan shall be used to demonstrate overall and general development concepts prior to preparation of a detailed FBD proposal. The Concept Plan shall be developed in concurrence with a working group that includes the staff and members of the Planning Commission. Upon achieving consensus that the Concept Plan advances the goals and objectives of the Comprehensive Plan and meets all applicable requirements, the applicant may proceed with the preparation of a Master Plan.

B. Master Plan.

The Master Plan shall be developed with considerable community input/involvement and demonstrate compliance with the goals and objectives of the Comprehensive Plan. It is at this point where the land suitability of the subject property identifies meeting the intent of the Comprehensive Plan and the regulations of this Article. In particular, the location must demonstrate that it satisfies street and block framework upon which the Regulating Plan is to be created. Therefore, the Master Plan must include enough engineering, particularly with respect to topography, to determine the feasibility of the proposed FBD. The Master Plan shall be reviewed by the Planning Commission; its approval shall initiate the Regulating Plan process.

1. Applicability.

The Master Plan shall illustrate through maps and documentation, the physical and functional interrelationships among the various uses and activities of the proposed FBD. The Master Plan shall serve as the framework for development of the FBD Regulating Plan.

2. Eligibility.

A Master Plan may be prepared by an applicant, or the Town on its own initiative, with the consent and participation of all property owners within the plan area.

3. Public Input.

A Master Plan shall be developed through an intensive planning and design process applicable to the scope and scale of the proposed project. This process shall include such open meetings, dialogues and/or design sessions necessary to sufficiently address the planning and design aspects and impacts of the project. The number of public meetings shall be based upon the scope and scale of the project and its impacts on the surrounding community, as determined at approval of the Concept Plan. Notice of all public sessions shall be given in a manner consistent with the scope of the proposed project, at the expense of the applicant. The open public sessions shall at a minimum address the following topics specifically:

- a. Issues and goals for the project consistent with the Comprehensive Plan.
- b. Establishment of the street and block network upon which the Regulating Plan is to be created.
- c. Land use, transportation, and community design alternatives identifying the forms of development within the specific areas of the project, including design of and relationships between buildings, open spaces, utilities, rights-of-way or other public spaces, or any other element of the development site.

4. Review Process.

The Master Plan shall be officially reviewed and approved by the Planning Commission.

5. Effect of Approval.

The Master Plan shall establish the general form of the proposed development and direct the preparation of the Regulating Plan.

C. Regulating Plan.

A Regulating Plan shall be used to set all standards for development. It shall be accompanied by all plans, maps, codes and guidelines necessary for implementation.

1. Applicability.

Subsequent to approval of the Master Plan by the Planning Commission, the applicant may proceed with the development of the Regulating Plan. In addition to all submittal requirements identified in *Appendix A*, a Regulating Plan shall:

- a) Include a narrative statement on how and why the Regulating Plan conforms with the Comprehensive Plan, and any specific plan or program officially approved under the guidance of the Comprehensive Plan.
- b) Demonstrate compliance with the standards of Articles 5 & 6, or apply alternative standards that meet the goals of the Comprehensive Plan and the purpose and intent of these regulations in an equal or better manner.
- c) Include site development codes and architectural guidelines. These codes will establish the Zoning Regulations for the subject development through a rezoning to Plan Implementation District (PID).
- d) Include detailed renderings, illustrations and dimensions of typical buildings, lots and blocks, streetscapes, public, civic, and open spaces.
- e) Specify general or specific land uses allowed for each block, lot, or building type.

2. Review Criteria.

The Regulating Plan shall be reviewed subject to:

- a) The proposed plan demonstrating compliance with the goals and objectives of the Comprehensive Plan, and any other plans or programs adopted by the County.

- b) The plans, elevations, regulations, codes, and development guidelines being consistent with the approved Master Plan.
- c) The plan meeting the purpose and intent of these regulations.

3. Review Process.

The Regulating Plan and concurrent rezoning to PID shall be officially reviewed and approved by the Planning Commission.

4. Effect of Approval.

Subsequent to approval of the Regulating Plan, final development plan(s) may be prepared that are consistent with the Regulating Plan. Any amendments, modifications or alterations to the approved Regulating Plan will require the review and approval of the Planning Commission. Any change proposed to the approved Regulating Plan, shall provide sufficient justification, including but not limited to engineering, environmental, or cultural issues, conflicts with other federal, state or local laws or regulations.

D. Final Development Plan.

Upon approval of a Regulating Plan, any landowner may submit an application for the physical development of all or part of the planned area, consistent with the approved Regulating Plan. A Pre-application Conference is required prior to the submission of a Final Development Plan. The Final Development Plan shall include all information required in Appendix A, for review by the Department of Development Services. Within 30 days of this application, the Staff shall either approve or deny the application, based on the following criteria:

- 1. Compliance with the approved Regulating Plan, subject to any conditions of approval; and
- 2. Consistency with all planning and design concepts, descriptive references, illustrations, and artistic renderings used in association with the Regulating Plan approval.

E. Final Plat.

The Final Development Plan shall not be a substitute for the preparation and approval of a Final Plat. A Final Plat subject to the process and standards of Section 3.02 (B) (6) is required for all Form Based Developments. The Final Plat and the Final Development Plan may be submitted and reviewed simultaneously.

3. STREET DESIGNS

A. Example Street Cross-sections.

The cross-sections and standards illustrate planning and urban design concepts, and upon approval by the County Engineer may be the basis for engineering and construction documents. The County Engineer reserves the right to require additional or alter existing design elements based on traffic and transportation analysis, and subject to the appropriate context and applicability of each street type, provided they better implement the goals and policies of the Comprehensive Plan as determined by staff.

BOULEVARD	
<p>EXAMPLE PLAN AND CROSS-SECTION</p> <p>(FOUR LANE NON-RESIDENTIAL SHOWN)</p>	
MINIMUM ROW WIDTH	84' – Two-lane; varies with amenity zone and sidewalks 105' – Four-lane; varies with amenity zone and sidewalks
TRAVEL LANES	2-4
TRAVEL LANE WIDTH	11' – 12'
SHOULDER	15.5' behind c/g
BUFFER AREA	4' – 8' Amenity Zone. Medium ornamental trees with a canopy height above 14' at maturity shall be placed approximately 25' – 40' on center in tree wells. Tree wells shall be at least 4' width in all directions and have at least 20 square feet of pervious surface.
PEDESTRIAN FACILITY	9 – 15' sidewalks (including 4'-8' amenity zone)
BICYCLE FACILITY	None (combined with vehicle flow)
MEDIAN	15' median landscaped with Large Canopy or Medium Ornamental trees approximately every 30' to 60' and include lawn or other ground cover.
UTILITY LOCATION	In rear access easement preferred
ACCESS LIMITATION	See Lot Access standards in Article 3, 4, or 5.
TYPICAL FRONT YARD*	40' – 100' lawn / setback; or Street-front buildings; or 10' – 20' courtyards or landscape buffer
APPLICABILITY	This special street section is generally applicable in the Core and Focus Areas of the Form-based Development patterns to support residential and non-residential and mixed uses. It provides a civic amenity and gateway to the neighborhood and serves to transition between different land uses along higher classed / higher volume streets. It can serve as an arterial street or collector street.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

MAIN STREET	
EXAMPLE PLAN AND CROSS-SECTION (FOUR LANE SHOWN)	
	<p>MINIMUM ROW WIDTH 82' – Two-lane 105' – Four-lane; varies with amenity zone and sidewalks</p> <p>TRAVEL LANES 2-4</p> <p>TRAVEL LANE WIDTH 11'</p> <p>SHOULDER 18' Designated angled parking (60 degree)/ 2' Curb and gutter</p> <p>BUFFER AREA 4' – 8' Pedestrian Amenity Zone. Medium ornamental trees with a canopy height above 14' at maturity shall be placed approximately 25' – 40' on center in tree wells. Tree wells shall be at least 4' width in all directions and have at least 20 square feet of pervious surface.</p> <p>PEDESTRIAN AREA 12.5' sidewalk, includes Amenity Zone</p> <p>UTILITY LOCATION In rear access easement</p> <p>ACCESS LIMITATION See Lot Access standards in Article 3, 4, or 5.</p> <p>TYPICAL FRONT YARD* Street-front buildings</p> <p>APPLICABILITY This special street section is generally applicable in the Core Areas of the Form-based Development patterns to support non-residential or mixed uses. It serves as the primary route and focal point of the area and it can serve as an arterial or collector street.</p>

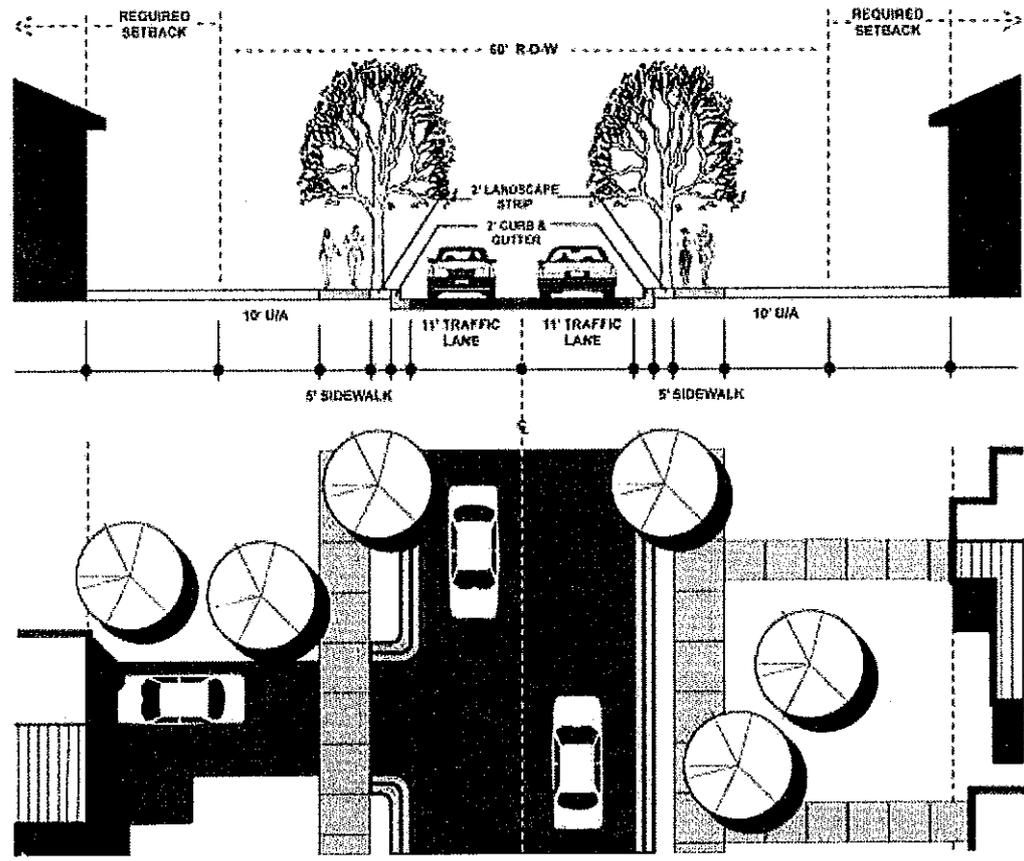
* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

RURAL PARKWAY	
<p>EXAMPLE PLAN AND CROSS-SECTION (TWO LANE WITH MEDIAN SHOWN)</p>	
MINIMUM ROW WIDTH	90' – two-lane; Multi-lane – consult with County Engineer
TRAVEL LANES	2 – 4
TRAVEL LANE WIDTH	12'
SHOULDER	4' shoulder minimum
BUFFER AREA	14' landscape strip and utility area
PEDESTRIAN AREA	None – if alternative integrated trail system available to neighborhood; otherwise, additional r-o-w may be required to provide multi-use trail or path.
BICYCLE FACILITY	None (combined with vehicle flow)
MEDIAN	30' center median
UTILITY LOCATION	In buffer area
ACCESS LIMITATION	See Lot Access standards in Article 3, 4, or 5.
TYPICAL FRONT YARD*	25' Natural Vegetation Buffer
APPLICABILITY	This special street section is applicable in any development pattern or in any rural area (Tier III) of the county. It provides primary access within a neighborhood or rural area as well as connections to adjacent areas. This street type is not intended for direct access. It may function as an arterial or collector street.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

NEIGHBORHOOD STREET – FORM BASED

EXAMPLE PLAN AND CROSS-SECTION



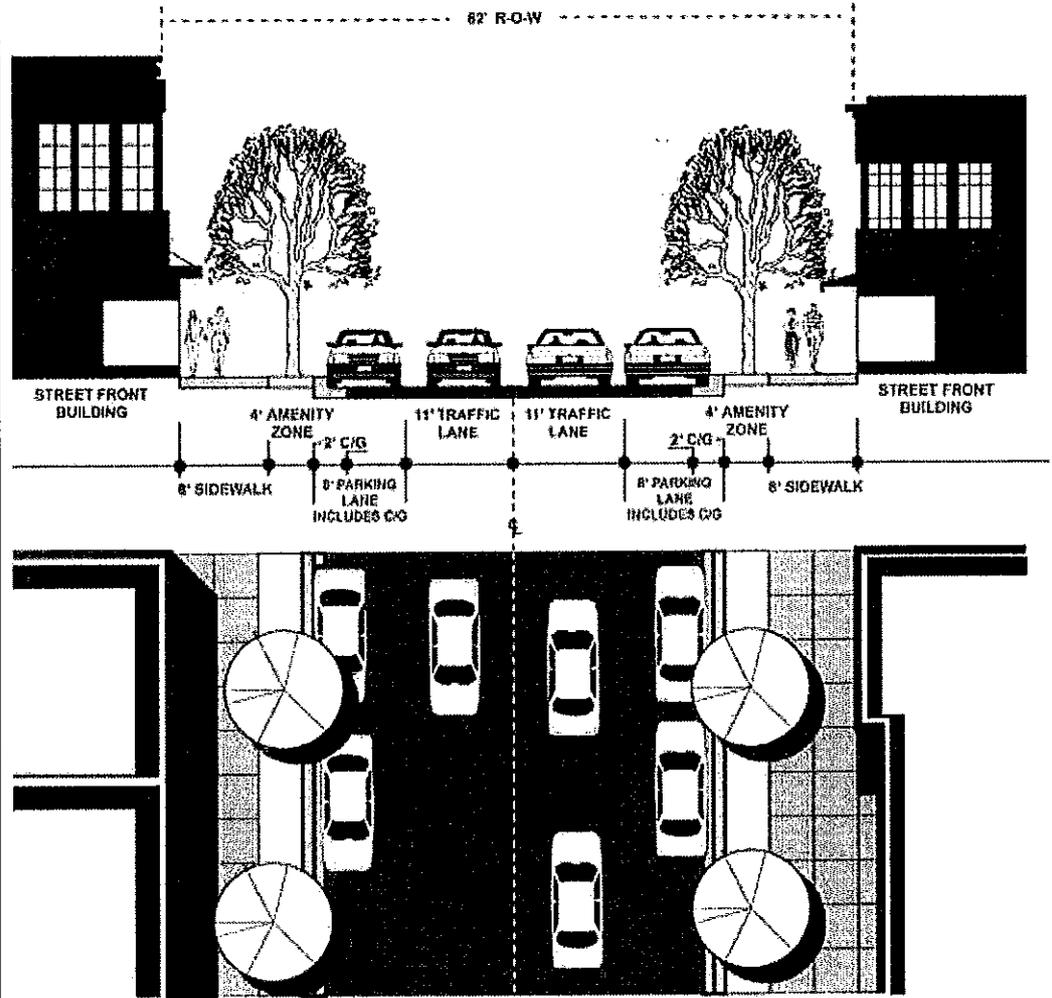
MINIMUM ROW WIDTH	60' (LOCAL) (Shown above) 62' (COLLECTOR)
TRAVEL LANES	2
TRAVEL LANE WIDTH	11' (LOCAL) 12' (COLLECTOR)
SHOULDER	2' curb and gutter
BUFFER AREA	2' Landscape Strip
PEDESTRIAN AREA*	5' sidewalk
BICYCLE AREA	None (combined with vehicle flow)
UTILITY LOCATION	10' U/A outside of sidewalk
ACCESS LIMITATION	See Lot Access standards in Article 3, 4 or 5.
TYPICAL FRONT YARD**	10' – 40' lawn/setback (LOCAL) 25' Natural Vegetation Buffer; or 40' – 100' lawn/setback (COLLECTOR)
APPLICABILITY	This street design is applicable for any conventional, conservation or form based application of local or collector streets. Application as a collector will require larger lot sizes.

* See Table 6-2 for Pedestrian Facility Requirements. Where Table 6-2 requires no sidewalks, or a sidewalk on only one side, the minimum width for the pedestrian facility shall be added to the Buffer Area.

** Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

PEDESTRIAN STREET

EXAMPLE PLAN AND CROSS-SECTION



MINIMUM ROW WIDTH	62'
TRAVEL LANES	2
TRAVEL LANE WIDTH	11'
SHOULDER	2' curb and gutter
BUFFER AREA	4' – 8' Pedestrian Amenity Zone. Medium ornamental trees with a canopy height above 14' at maturity shall be placed approximately 25' – 40' on center in tree wells. Tree wells shall be at least 4' width in all directions and have at least 20 square feet of impervious surface.
PEDESTRIAN AREA	8' - 12' sidewalk
BICYCLE FACILITY	None (combined with vehicle flow)
UTILITY LOCATION	In rear access easement
ACCESS LIMITATION	See Lot Access standards in Article 3, 4, or 5.
TYPICAL FRONT YARD*	Street-front buildings; or 10' – 20' Courtyards
APPLICABILITY	This special street section is generally applicable in the Core Areas of the Form-based Development patterns to support non-residential or mixed uses. It serves as secondary routes and side streets, and can serve as a local or collector street.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

RURAL DRIVE	
EXAMPLE PLAN AND CROSS-SECTION	
MINIMUM ROW WIDTH	60'
TRAVEL LANES	2
TRAVEL LANE WIDTH	9', for very low flow conditions; otherwise, greater widths may be required.
SHOULDER	4' shoulder / Rural edge
BUFFER AREA	14' vegetated area
PEDESTRIAN AREA	None – if alternative integrated trail system available to neighborhood; or 4' path on one side
UTILITY LOCATION	10' u/a inside r-o-w
ACCESS LIMITATION	See Lot Access standards in Article 3, 4, or 5.
TYPICAL FRONT YARD*	25' Natural Vegetation Buffer
APPLICABILITY	This special street section is applicable in any development pattern or in any rural area (Tier III) of the town. It provides primary access residential uses within the neighborhood. It may function as a collector or local street.

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

ACCESS EASEMENT																
EXAMPLE PLAN AND CROSS-SECTION (TWO WAY RESIDENTIAL SHOWN)																
	<table border="1"> <tr> <td>MINIMUM EASEMENT WIDTH</td> <td>22' (residential) 22' (commercial or mixed use)</td> </tr> <tr> <td>TRAVEL LANES</td> <td>1 Yield lane</td> </tr> <tr> <td>TRAVEL LANE WIDTH</td> <td>14' one-way, paved (residential) 18' two-way, paved with valley gutters (commercial or mixed use)</td> </tr> <tr> <td>SHOULDER</td> <td>none</td> </tr> <tr> <td>BUFFER AREA</td> <td>4' landscape or grassed strip</td> </tr> <tr> <td>UTILITY LOCATION</td> <td>In access easement</td> </tr> <tr> <td>ACCESS LIMITATION</td> <td>none</td> </tr> <tr> <td>APPLICABILITY</td> <td>This special classification street provides rear or mid-block access to residential or non-residential uses on a block, particularly where the Access Limitation standards prohibit individual front-loaded access to each lot, or where non-residential areas require access to rear parking areas, loading areas, or internal service courts.</td> </tr> </table>	MINIMUM EASEMENT WIDTH	22' (residential) 22' (commercial or mixed use)	TRAVEL LANES	1 Yield lane	TRAVEL LANE WIDTH	14' one-way, paved (residential) 18' two-way, paved with valley gutters (commercial or mixed use)	SHOULDER	none	BUFFER AREA	4' landscape or grassed strip	UTILITY LOCATION	In access easement	ACCESS LIMITATION	none	APPLICABILITY
MINIMUM EASEMENT WIDTH	22' (residential) 22' (commercial or mixed use)															
TRAVEL LANES	1 Yield lane															
TRAVEL LANE WIDTH	14' one-way, paved (residential) 18' two-way, paved with valley gutters (commercial or mixed use)															
SHOULDER	none															
BUFFER AREA	4' landscape or grassed strip															
UTILITY LOCATION	In access easement															
ACCESS LIMITATION	none															
APPLICABILITY	This special classification street provides rear or mid-block access to residential or non-residential uses on a block, particularly where the Access Limitation standards prohibit individual front-loaded access to each lot, or where non-residential areas require access to rear parking areas, loading areas, or internal service courts.															

* Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

4. STREET NETWORK, BLOCKS, LOTS

A. Street Layout and Connectivity

1. General Street Layout.

Streets shall be laid out to form an interconnected grid, except for locations where topography or natural features are intervening and over-riding priorities. In such cases, an alternative connection shall be provided, land-use restrictions appropriate to disconnected streets shall be in place.

2. Street Connectivity.

Form-based Subdivisions shall provide street connectivity according to the grid pattern and the Block Standards established in Sub-section B, below.

3. Street Stubs.

Street connections to abutting unsubdivided property, to property capable of re-subdivision, or to any existing stub street adjacent to the property shall be provided at intervals equal to or less than the maximum block lengths established in Sub-section B., below.

- a) All streets shall connect with any streets already platted to its boundary on adjacent property.
- b) Where required, street stubs shall provide a temporary turn-around subject to the following:
 - (1) Street stubs serving four or fewer dwelling units may provide a dead end.
 - (2) Street stubs serving up to eight dwelling units shall provide a T-shaped turnaround with a 20-foot by 60-foot turn-around pad centered at the end of the street.
 - (3) Street stubs serving up to 12 dwelling units shall provide circular turn-around with a radius between 30 and 42 feet.
 - (4) Stub street shall not be permitted to serve more than 12 dwelling units.
 - (5) All street stubs shall provide a sign at the end indicating that the street will be a future through street at the time the adjacent property is subdivided.

4. Cul-de-sacs.

Cul-de-sacs shall be limited as follows:

- a) Cul-de-sacs shall not exceed more than 600 feet measured from an intersecting and connected street to the end of the circle terminating the cul-de-sac.
- b) Cul-de-sacs shall not have more than 16 dwelling units on a single cul-de-sac.
- c) Circles shall have a radius between 30 and 42 feet. The radius may extend up to 60 feet if a center island is provided. Where a center island is provided the clear travel lanes between 20 and 24 feet at all locations.
- d) The perimeter of the “block” formed by the outside boundaries of all lots fronting on the cul-de-sac, shall not exceed the block sizes established in sub-section B., below.

5. Exceptions.

Exceptions to the street stub and cul-de-sac requirements may be approved to preserve prominent topographical or natural features, based on the following criteria:

- a) Construction of the connection or alternative layouts that don't require long cul-de-sacs are unfeasible and would result in substantial additional construction costs to cross the natural feature.

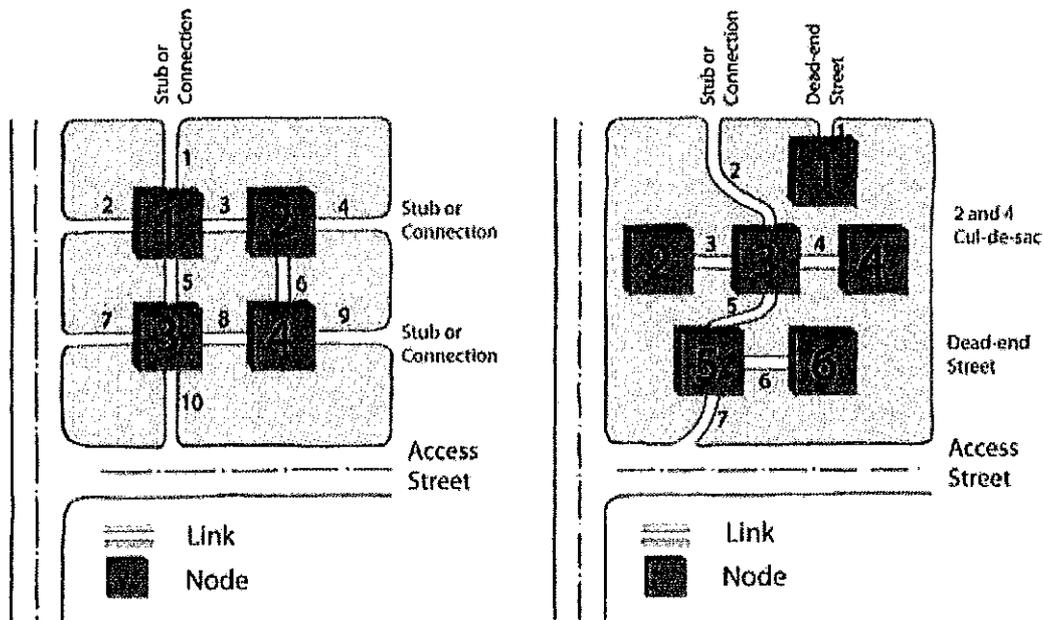
- b) The topographical or natural feature qualifies as Open Space according to this Article and is being preserved on the plat.
- c) Wherever connections to the connectivity standards are granted, the Planning Commission may require alternative means of connections for pedestrians or bicycles at more frequent intervals than provided by the street network.

6. Alternative Compliance.

Parcels proposed for subdivision that are larger than 30 acres may propose a Connectivity Ratio as a means of alternative compliance for Street Connectivity and Block Sizes. The connectivity ratio shall be the number of “links” divided by the number of “nodes”.

- a) A “link” shall refer to a portion of the street defined by two “nodes.”
- b) A “node” shall be the intersection of two or more streets, or a cul-de-sac. A stub to adjacent property shall not count as a node.
- c) The Connectivity Ratio shall be according to Table 5-1.

MINIMUM CORE AREA RATIO	1.8
MINIMUM FOCUS AREA RATIO	1.4



10 links + 4 nodes
 Connectivity Ratio = 2.5 (Acceptable)

7 links + 6 nodes
 Connectivity Ratio = 1.16 (Unacceptable)

B. Block Types and Sizes. All blocks in Form-based Subdivisions shall be one of the types identified in Table 5-2.

TABLE 5-2: FORM-BASED SUBDIVISION BLOCK TYPES	
BLOCK TYPE	CHARACTERISTICS
FOCAL POINT	<ul style="list-style-type: none"> • Four block faces fronting on public streets. • Small blocks used entirely for Open Space or Civic Uses. • Located at key visibility points in the neighborhood or center. • Establishes a focal point for more intense uses fronting on adjacent blocks. • Typically square or rectangular with proportions between 1:1 and 1:1.5, but occasionally can have an irregular shape.
STANDARD	<ul style="list-style-type: none"> • Four block faces fronting on public streets. • Roughly rectangular with a proportions between 1:1 and 1:2 • Short block faces designed for more intense use, a greater mix of uses, and more frequent connections of pedestrian-oriented streets to handle the development intensity more efficiently. • Accommodates two tiers of lots. • May be arranged to create frequent T-intersections for local streets to discourage through traffic.
IRREGULAR	<ul style="list-style-type: none"> • Irregular shape due to either natural features or topography, or due to prevailing street patterns of surrounding areas. • May have fewer or greater than four block faces, or may have curvilinear block faces. • Used to adjust to topography, discourage through traffic on local streets, or deflect or terminate views along streetscapes with prominent buildings or focal points. • Should not be used where two or more smaller standard blocks could be used. • No more than 25 percent of the blocks in a subdivision may be Irregular.

1. Maximum Block Sizes. Blocks in Form-based Subdivisions shall have the maximum sizes specified in Table 5-3. Distances are measured from or along the centerline of streets forming the boundaries of the block.

BLOCK TYPE	CORE AREA	FOCUS AREA	TRANSITION AREA	RURAL AREA
FOCAL POINT	Minimum Length: 150' Maximum Length: 300' Maximum Perimeter: 800'	Minimum Length: 150' Maximum Length: 400' Maximum Perimeter: 1100'	Use the standards for Subdivisions in Articles 3 or 4 for the applicable Land Suitability Level.	Use the standards for Subdivisions in Articles 3 or 4 for the applicable Land Suitability Level.
STANDARD	Minimum Length: 250' Maximum Length: 400' Maximum Perimeter: 1400'	Minimum Length: 250' Maximum Length: 660' Maximum Perimeter: 1980'		
IRREGULAR	Minimum Length: 200' Maximum Length: 600' Maximum Perimeter: 1800'	Minimum Length: 200' Maximum Length: 800' Maximum Perimeter: 2400'		

2. Perimeter Blocks

Blocks on the perimeter of the property being subdivided which are formed by the streets, any stub streets, and the subdivision boundary with property that may be subdivided in the future, shall not exceed 60 percent of the maximum perimeter in **Table 5-3**.

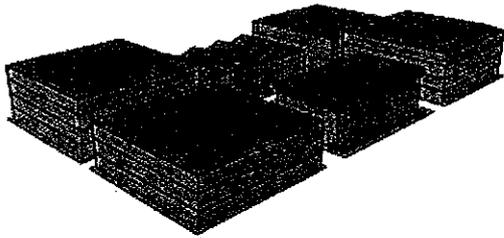
- C. Lot Standards. In addition to the General Planning and Design standards in Article 6, the following lot standards shall apply to Form-based Subdivisions.
1. Residential Lots. Form-based Subdivision shall be allowed residential lots according to the locations noted in *Table 5-4*. Following *Table 5-4* each lot type is displayed with its context, block setting, and site-specific standards.

LOT TYPES	ALLOWED LOT TYPES AND COMMUNITY AREA		
	TRANSITION	FOCUS	CORE
MIXED-USE LOT			☑
MULTI-DWELLING LOT			☑
TOWN LOT		☑	☑
SMALL LOT		☑	☑
NEIGHBORHOOD LOT	☑	☑	☑
CONVENTIONAL LOT	☑	☑	
SUB-URBAN LOT	☑		
LARGE LOT	☑		
ESTATE LOT	☑		
COUNTRY LOT	☑		
RURAL LOT	☑		

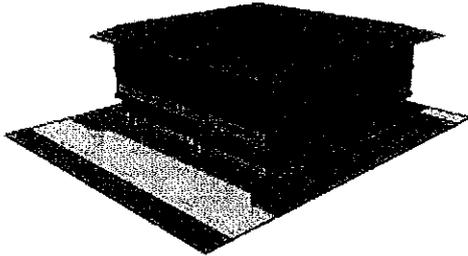
MIXED-USE LOT

Mixed-use lots are subject to the Non-residential Core Area Lot Standards in C.2 below.

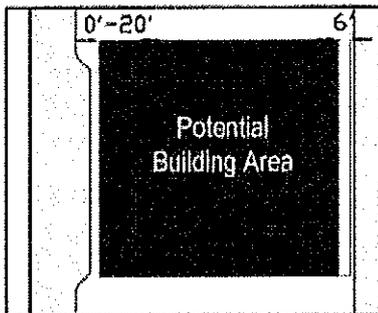
MULTI-DWELLING LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: The multi-dwelling lot is appropriate for use in the Core Area and in limited application in Focus Areas as a transition from the Core Area of Form-based Developments

BLOCK APPLICABILITY: Multi-dwelling lots should generally not exceed more than 25% of the block.

STREET DESIGN TYPES: Multi-dwelling lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- PEDESTRIAN STREET
- BOULEVARD

ACCESS TYPES: Multi-dwelling lots are subject to the following lot access types and limitations(See section 6.02.F, Table 6-6):

- DRIVE AISLES*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- REAR ACCESS LANES

* Limited to no more than 15% of the lot width, or 24 feet in width, whichever is less.

LOT STANDARDS

Frontage: No minimum, and no more than 50% of a Block face.

Area: No minimum, and no more than 25% of a Block area

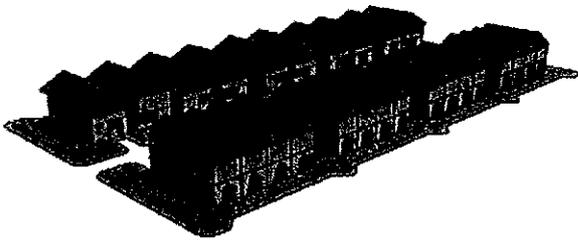
Front Building Line: 0' – 20'

Side Building Line: 0' [a]; or 6' – 20'

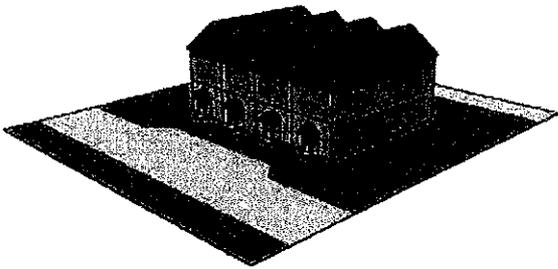
Rear Building Line: 20' minimum ; or 6' minimum if lot accessed by a Rear Access Lane

[a] requires reciprocal party wall agreements on each lot.

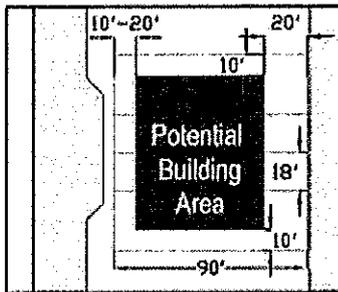
TOWN LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Town Lots are appropriate in Core Areas and Focus Areas of Form-based Developments. The most narrow options (18' to 24') should only be allowed in Core Areas where higher density is appropriate.

BLOCK APPLICABILITY: Town lots should generally not exceed more than 18 lots per block face.

STREET DESIGN TYPES: Town Lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- PEDESTRIAN STREET
- BOULEVARD
- NEIGHBORHOOD STREET

ACCESS TYPES: Town Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

- DRIVE AISLES*
- REAR ACCESS LANES

* Limited to no more than 15% of the lot width of combined lots, or 24 feet in width, whichever is less.

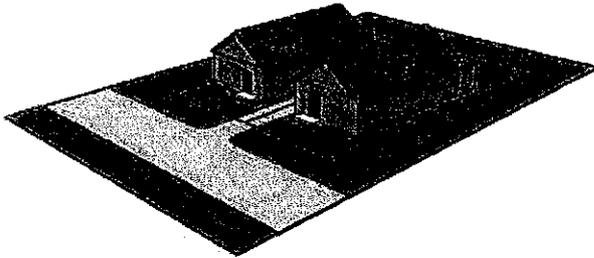
LOT STANDARDS

Frontage:	18' – 36'
Area:	1,800 sq. ft.
Front Building Line	10' – 20'
Side Building Line:	0' [a]
Rear Building Line:	30' +

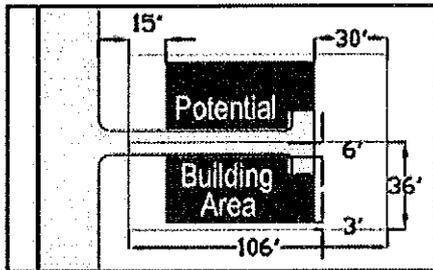
SMALL LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Town Lots are appropriate in Core Areas and Focus Areas of Form-based Developments. The most narrow options (18' to 24') should only be allowed in Core Areas where higher density is appropriate.

BLOCK APPLICABILITY: Town lots should generally not exceed more than 18 lots per block face.

STREET DESIGN TYPES: Town Lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- PEDESTRIAN STREET
- BOULEVARD
- NEIGHBORHOOD STREET

ACCESS TYPES: Town Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

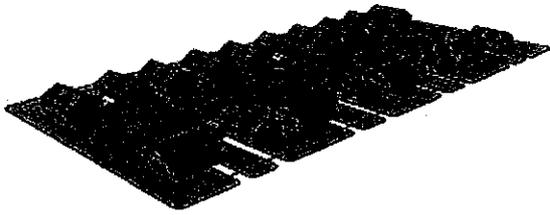
- DRIVE AISLES*
- REAR ACCESS LANES

* Limited to no more than 15% of the lot width of combined lots, or 24 feet in width, whichever is less.

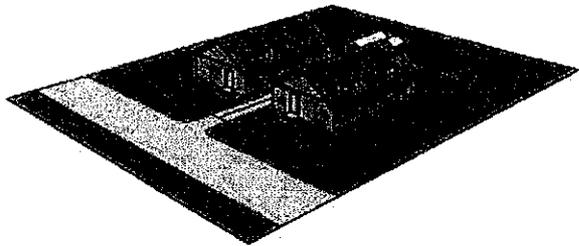
LOT STANDARDS

Frontage:	18' – 36'
Area:	1,800 sq. ft.
Front Building Line	10' – 20'
Side Building Line:	0' [a]
Rear Building Line:	30' +

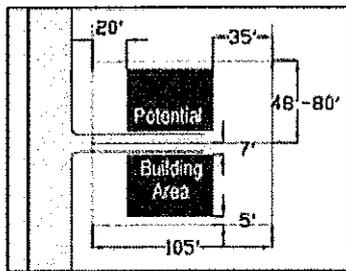
NEIGHBORHOOD LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Neighborhood Lots are appropriate in Focus Areas and Transition Areas of Form-based Developments.

BLOCK APPLICABILITY: Neighborhood Lots should generally not exceed more than 12 lots per block face.

STREET DESIGN TYPES: Neighborhood Lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- **BOULEVARD**
- **NEIGHBORHOOD STREET**

ACCESS TYPES: Neighborhood Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

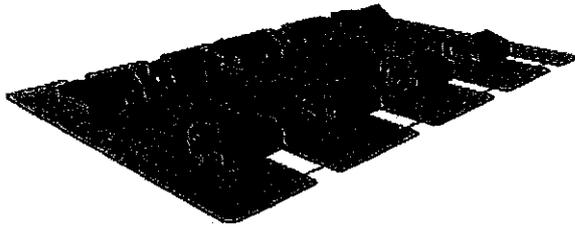
- **SHARED FRONT-LOADED DRIVEWAYS***
- **INDIVIDUAL FRONT-LOADED DRIVEWAYS***
- **REAR ACCESS LANES**

* Limited to no more than 15% of the lot width, or 12 feet in width, whichever is less.

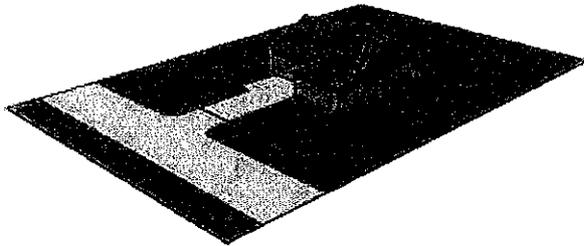
LOT STANDARDS

Frontage:	48' – 60'
Area:	5,000 sq. ft.
Front Building Line	20' – 40'
Side Building Line:	3' / 9' [b]
Rear Building Line:	35' +

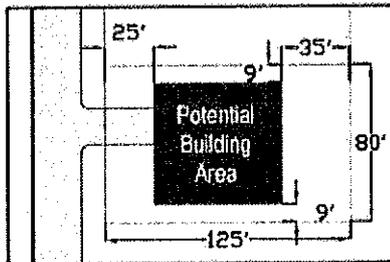
CONVENTIONAL LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Conventional Lots are appropriate in Transition Areas, or in a limited application in to provide unique properties in Focus Areas of Form-based Developments

BLOCK APPLICABILITY: Conventional Lots should generally not exceed more than 10 lots per block face.

STREET DESIGN TYPES: Conventional Lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- BOULEVARD
- NEIGHBORHOOD STREET

ACCESS TYPES: Conventional Lots are subject to the following lot access types and limitations(See section 6.02.F, Table 6-6):

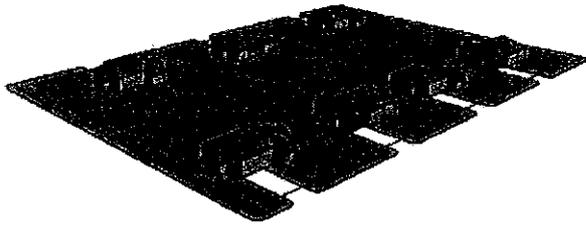
- SHARED FRONT-LOADED DRIVEWAYS*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- REAR ACCESS LANES

* Limited to no more than 15% of the lot width, or 20 feet in width, whichever is less.

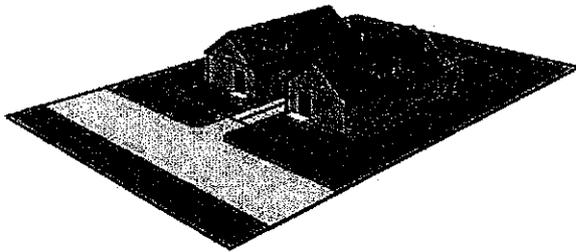
LOT STANDARDS

Frontage:	80' +
Area:	10,000 sq. ft.
Front Building Line	25' +
Side Building Line:	8' / 18' [b]
Rear Building Line:	35' +

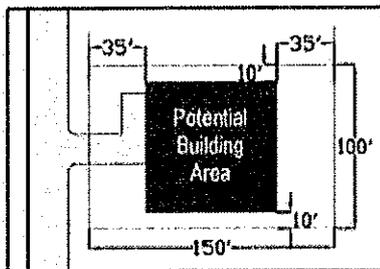
SUB-URBAN LOT



Block Context



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Sub-urban Lots are appropriate in Transition Areas, or in a limited application in to provide unique properties in Focus Areas of Form-based Developments.

BLOCK APPLICABILITY: Sub-urban Lots should generally not exceed more than 6 - 8 lots per block face.

STREET DESIGN TYPES: Sub-urban Lots may front on any portion of the block bounded by the following street types (see section 5.03.B.)

- **BOULEVARD**
- **NEIGHBORHOOD STREET**

ACCESS TYPES: Sub-urban Lots are subject to the following lot access types and limitations(See section 6.02.F, Table 6-6):

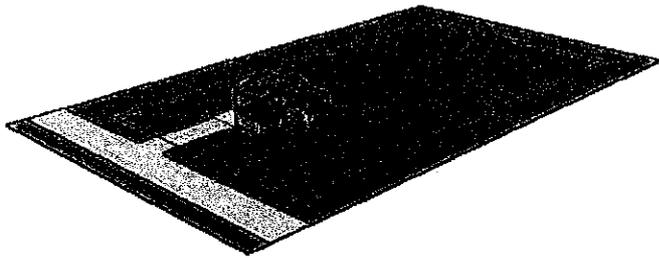
- **SHARED FRONT-LOADED DRIVEWAYS***
- **INDIVIDUAL FRONT-LOADED DRIVEWAYS***
- **REAR ACCESS LANES**

* Limited to no more than 15% of the lot width, or 20 feet in width, whichever is less.

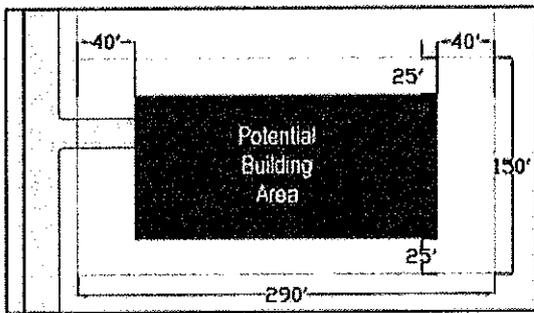
LOT STANDARDS

Frontage:	100' +
Area:	15,000 sq. ft.
Front Building Line	35' +
Side Building Line:	10' / 20' [b]
Rear Building Line:	35' +

LARGE LOT



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Large Lots are appropriate in Transition Areas, or in a limited application in to provide unique properties in Focus Areas of Form-based Developments

BLOCK APPLICABILITY: Large Lots should generally be located in areas that begin to “transition from the block structure to more rural development patterns. In areas where they exist within a block structure to provide unique properties, Large Lots should not exceed more than 4 lots per block face.

STREET DESIGN TYPES: Large Lots may front on of the following street types (see section 5.03.B.)

- RURAL PARKWAY
- RURAL DRIVE
- BOULEVARD
- NEIGHBORHOOD STREET

ACCESS TYPES: Large Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

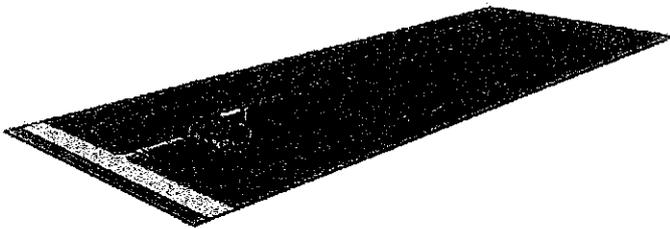
- SHARED FRONT-LOADED DRIVEWAYS*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- PRIVATE EASEMENTS*

* Limited to no more than 12 feet in width at the access point and within the frontage area.

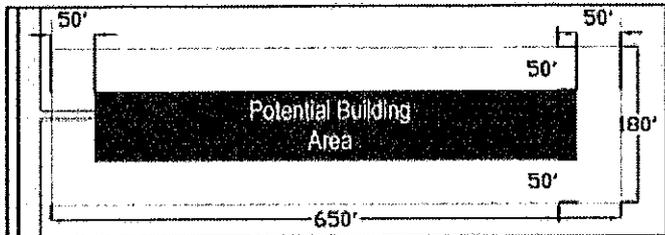
LOT STANDARDS

Frontage:	150' +
Area:	1 acre
Front Building Line	40' +
Side Building Line:	20' / 50' [b]
Rear Building Line:	40' +

ESTATE LOT



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Estate Lots are appropriate in Transition Areas, or in a limited application in to provide unique properties in Focus Areas of Form-based Developments.

BLOCK APPLICABILITY: Estate Lots should generally be located in areas that begin to "transition from the block structure to more rural development patterns. In areas where they exist within a block structure to provide unique properties, Estate Lots should not exceed more than 4 lots per block face.

STREET DESIGN TYPES: Estate Lots may front on any of the following street types (see section 5.03.B.)

- RURAL PARKWAY
- RURAL DRIVE
- BOULEVARD
- NEIGHBORHOOD STREET

ACCESS TYPES: Estate Lots are subject to the following lot access types and limitations(See section 6.02.F, Table 6-6):

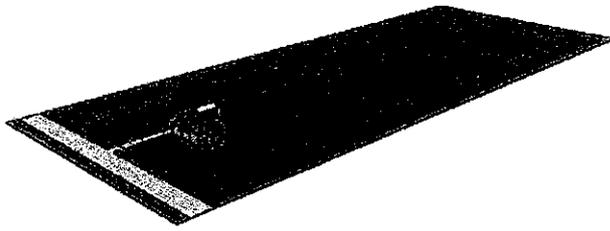
- SHARED FRONT-LOADED DRIVEWAYS*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- PRIVATE EASEMENTS*

* Limited to no more than 12 feet in width at the access point and within the frontage area.

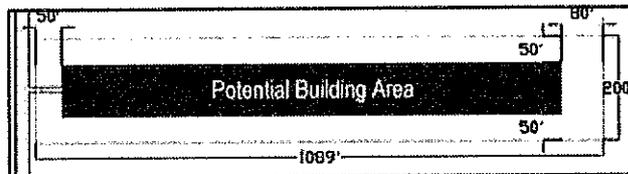
LOT STANDARDS

Frontage:	180' +
Area:	2.5 acres
Front Building Line	50' +
Side Building Line:	50' / 100' [b]
Rear Building Line:	50' +

COUNTRY LOT



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Country Lots are appropriate in Transition Areas and Rural Areas of Form-based Developments.

BLOCK APPLICABILITY: Country Lots should generally be located in more rural development patterns without a block structure.

STREET DESIGN TYPES: Country Lots may front on any of the following street types (see section 5.03.B.)

- RURAL PARKWAY
- RURAL DRIVE

ACCESS TYPES: Country Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

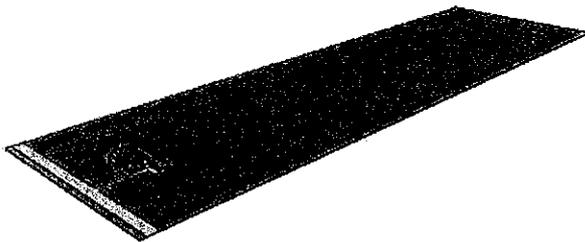
- SHARED FRONT-LOADED DRIVEWAYS*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- PRIVATE EASEMENTS*

* Limited to no more than 12 feet in width at the access point and within the frontage area.

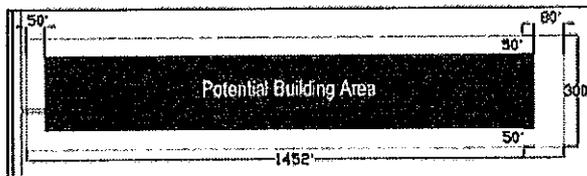
LOT STANDARDS

Frontage:	200' +
Area:	5 acres
Front Building Line	50' +
Side Building Line:	50' / 100' [b]
Rear Building Line:	80' +

RURAL LOT



Lot Context



Lot Standards

NEIGHBORHOOD CONTEXT: Rural Lots are appropriate in Transition Areas and Rural Areas of Form-based Developments.

BLOCK APPLICABILITY: Rural Lots should generally be located in more rural development patterns without a block structure.

STREET DESIGN TYPES – Rural Lots may front on any of the following street types (see section 5.03.B.)

- RURAL PARKWAY
- RURAL DRIVE

ACCESS TYPES – Rural Lots are subject to the following lot access types and limitations (See section 6.02.F, Table 6-6):

- SHARED FRONT-LOADED DRIVEWAYS*
- INDIVIDUAL FRONT-LOADED DRIVEWAYS*
- PRIVATE EASEMENTS*

* Limited to no more than 12 feet in width at the access point and within the frontage area.

LOT STANDARDS

Frontage:	300' +
Area:	10 acres
Front Building Line	50' +
Side Building Line:	50' / 100' [b]
Rear Building Line:	80' +

2. Non-residential Lots. Form-based Subdivisions shall be allowed non-residential lots according to Table 5-5.

LOT TYPES	ALLOWED LOT TYPES AND LAND SUITABILITY			MINIMUM LOT AREA	MINIMUM LOT FRONTAGE*	MINIMUM SETBACKS*		
	TRANSITION	FOCUS	CORE			FRONT	SIDES	REAR
CORE LOT			☑	2,400 sq. ft. to 1 acre	24'	0' – 15'	0**	20'
SMALL LOT			☑	1 - 3 acre	120'	20'	20'	30'
STANDARD LOT			☑	3 - 5 acres	200'	20'	20'	30'
LARGE LOT				5 + acres	300'	50'	20'	30'

* Where a setback is expressed as a range, the lower number shall indicate the minimum setback and the higher number shall indicate the maximum “build-to” line within which a front building line shall be established.

** Core Lots may have a zero setback, provided the structure has a party wall meeting all building code standards, and there are no more than eight lots total in a single attached row.

- D. Lot Access. In addition to any lot access limitations based on the specific Street Design Types in the General Planning and Design standards of Article 6, individual lot access shall be limited as follows:

1. Residential Lot Access Limitations

COMMUNITY AREA	FUNCTIONAL CLASSIFICATION					
	LOCAL		COLLECTOR		ARTERIAL	
	FROM INTERSECTION*	FROM OTHER ACCESS**	FROM INTERSECTION*	FROM OTHER ACCESS**	FROM INTERSECTION*	FROM OTHER ACCESS**
CORE	120'	60'	120'	120'	150'	150'
FOCUS	120'	60'	120'	120'	150'	150'
TRANSITION	120'	60'	120'	120'	150'	150'

* Minimum separation of access points from intersections is measured from the centerline of the access point to the street edge of the intersecting street.

** Minimum separation between access points is measured from centerline to centerline of the access points. For residential access, this measurement may be averaged among all access points on a single block face.

2. Residential Access Widths. The widths of residential lot access shall be no greater than 15 percent of lot frontage at the right-of-way line for front access or side access on corner lots. The approach to the street may taper an additional three to five feet total on each side, provided the access at the street edge is in no case wider than 24 feet.

3. Non-residential Lot Access Limitations

TABLE 5-7: NON-RESIDENTIAL LOT ACCESS MINIMUM SEPARATION						
COMMUNITY AREA	FUNCTIONAL CLASSIFICATION					
	LOCAL		COLLECTOR		ARTERIAL	
	FROM INTERSECTION*	FROM OTHER ACCESS**	FROM INTERSECTION*	FROM OTHER ACCESS**	FROM INTERSECTION*	FROM OTHER ACCESS**
CORE	120'	150'	150'	200'	150'	300'
FOCUS	N/A	N/A	N/A	N/A	N/A	N/A
TRANSITION	N/A	N/A	N/A	N/A	N/A	N/A

* Minimum separation of access points from intersections is measured from the centerline of the access point to the street edge of the intersecting street.

** Minimum separation between access points is measured from centerline to centerline of the access points.

4. Non-residential Access Widths. The widths of non-residential lot access shall be no greater 15 percent of lot frontage at the right-of-way line for front access or side access on corner lots. In no case shall the access be greater than 35 feet at the lot frontage, excluding any area of the access way that includes a landscape median.

6. OPEN SPACE

A. Minimum Required Open Space.

Table 5-8 specifies the minimum amount of open space which shall be provided for each lot. Open space may be public or private and common, depending on the suitability and acceptability of the open space to the applicable public entity responsible for management of the open space. The open space requirement is independent of any lot or dimension standards and building coverage standards that may apply to property by other regulations. However, proper site design can allow areas of the site to meet both the open space requirement of the subdivision regulations and any additional standards.

TABLE 5-8: MINIMUM OPEN SPACE REQUIREMENT				
DEVELOPMENT PATTERN	RESIDENTIAL USES	NON-RESIDENTIAL	FORMAL OPEN SPACE BONUS	REMNANT OPEN SPACE LIMITATION
CORE AREA	400 s.f. per dwelling unit	15percent of Floor Area	4x At least 50percent of open space requirement shall be Formal	Only up to 25percent of the open space requirement
FOCUS AREA	600 s.f. per dwelling unit	N/A	2x At least 25percent but no more than 50percent of open space requirement shall be Formal	Only 50percent of the open space requirement

* All Open Space shall meet the planning and design standards of Article 6, Section 6.03.

Commentary. Open space is an essential part in completing "Communities of Place." However, in contrast to Conventional Subdivisions, open space plays a key civic or community function. Therefore, the appropriate design and location, as much as the quantity, will ensure that open space can fulfill its intended function. Table 5-8 establishes standards and bonus requirements, which in association with the location requirements of Table 5-9 guide the design, amount, and location of open space toward this goal, distinguishing primarily whether the open space is "Natural" – requiring larger areas to perform its desired function, or "Formal" – allowing smaller, well-designed spaces to serve the desired function.

B. Location.

Required open space shall be located according to Table 5-9 Open Space Locations:

USE	FORMAL OPEN SPACE	NATURAL OPEN SPACE
RESIDENTIAL	Within 660 feet of any lot it is intended to serve.	Within 1320 feet of any lot it is intended to serve
NON-RESIDENTIAL	On the same block or immediately adjacent block and within 300 feet of the any lot it is intended to serve.	Within 800 feet of any lot it is intended to serve and directly connected to the lot by a pedestrian facility.

* Measured by the most direct pedestrian connection.

In addition to the specific distance requirements in Table 5-9, the following location guidelines should be used when designing subdivisions and determining the most appropriate locations and designs of open space.

1. Open space locations should be consistent with the most desirable natural habitats for animals and with preservation of significant natural resources such as sensitive and natural vegetation, natural grades, or prominent geological formations.
2. Priority should be given to areas that provided the most visible impact. This shall mean impact to people who travel in and around the subdivision as well as for future lot owners within the subdivision.
3. Formal open space should be located at prominent focal points within a subdivision.
4. Natural open space should be located along prominent ridges, valleys and view corridors.
5. Open space should be located to provide the greatest connectivity of open space systems with adjacent and future development sites.
 - a) Formal open spaces should be located at key points where planned future transportation systems, such as streets, trails, or greenways will provide greater future visibility and accessibility.
 - b) Natural open spaces should be located in areas that have the greatest potential for future expansion and connectivity to similar land areas on adjacent sites.
6. Open space should be located in areas that maximize its functional characteristics.
 - a) Formal open space should be centered in areas that will have the greatest population density or development intensity.

- b) Natural open spaces should be located in areas where its ecological, aesthetic, and recreational impact will be the greatest.
- c) All open space shall be located where the greatest pedestrian access is achieved.

C. Additional Limitations.

The area of any water body, such as a lake, stream or pond, shall only contribute to the general open space requirement an amount of 50 percent of its actual area.

D. Credits.

Existing adjacent open space may be credited to a development's required open space subject to the following.

1. Any existing public open space meeting the area and location standards of this section may be credited toward the development's open space requirement.
2. Any existing private common open space meeting the area and location standards of this section may be credited toward the developments open space requirement provided:
 - a) Only private common open space that is in excess of the minimum requirements of this section as it relates to existing development may be credited;
 - b) Plats, agreements or other formal documents indicate a legal right to use and access of the existing open space by future lot owners of the new development, subject to review by the Town Attorney.

E. Open Space Dedication or Easements.

Required open space shall require either the dedication to a public entity or designation of open space easements, or other similar development restrictions, on the final plat. The dedication or easement shall also be accompanied by detailed information on the permanent preservation, protection, and maintenance of the open space. Where open space will be private and common, this shall include the name of the management entity, anticipated maintenance programs and annual costs, and proposed operating budgets of the managing entity.

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