

Independence

CD-SF (Conservation Development Single-Family) Zone

PURPOSE

The CD-SF Zone is intended to help create the synergy of populations needed to be supportive of nearby commercial land uses while maintaining rural character of the community.

- Allows property owners to develop land and simultaneously ensure the integrity of the rural/natural landscape if and when land is developed.
- Allows the same amount of housing units as a conventional model by designing more compact developments with narrower lots, but requires land to be set aside within a development for open space.
- Near nodes planned for mixed use and/or commercial land use and arterial roads

APPLICABILITY

The CD-SF applies only to major subdivisions:

- The widening or extension of a public or private street; or
- The construction of public utility improvements.

Minor subdivisions will be required to meet the requirements of the R-1D development standards.

OPEN SPACE PRESERVATION

Based on this model, developments should focus around the principles of preservation of natural lands which will eventually create a network of community-wide open space. The regulations include a provision where 50 percent of the development should be set aside as open space. Preserved open space is protected permanently through a conservation restriction

DEVELOPMENT PROCESS

Priority is placed on designating open space over the location of roadways.

Conventional Development

1. Streets are laid out
2. Lot lines are drawn
3. Houses are sited
4. Remaining space is designated

Conservation Development

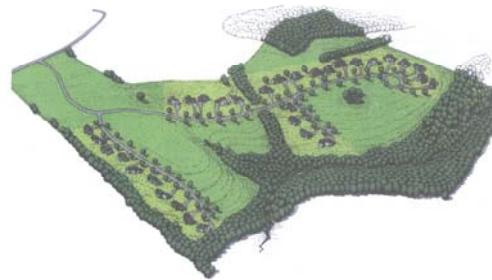
1. Open space is designated
2. Houses are sited
3. Roads and pathways are planned
4. Lots lines are drawn

THE YIELD PLAN

Determines the base density of dwelling units and illustrates the maximum number of lots that can be created in a conventional subdivision based on the R-1D zone and density requirements. This density will be applied to the total project area excluding the land devoted to streets.



Yield Plan Example: Conventional Design



Yield Plan Example: Conservation Design

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