

**ZONING CODE TEXT AMENDMENT
Z2014-8
SATPAL RATHIE**

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ADD R-1 ZONE TO 44.08.36(A) & 44.08.36E-1 NEXT TO R-30

**44.08.36 LARGE LOT ENVIRONMENTALLY SENSITIVE SUBDIVISIONS WHICH
ALLOW PRIVATE ROADS**

A. DEFINITION:

A Large Lot Environmentally Sensitive Subdivision (LLES) is a Subdivision with private roads in the R-45 and R-60 zones, and in the R-30 zones only where R-45 zoning is required due to water and sewer requirements (see section 21.05). A LLES shall consist of no more than 20 lots all of which meet all zoning and subdivision regulations with the exception of the specific provisions as articulated in this section.

(Section amended effective 11/15/2000)

B. PURPOSE:

The purpose of the LLES provision in the Zoning Code is to encourage and allow for creative and more flexible site planning and building placement and more efficient and economical land development. Furthermore, the provision is designed to provide for greater open space preservation and the preservation and/or conservation and enhancement of the sites existing natural features and resources.

As a means of achieving the above stated purpose, variations in the existing regulations may be allowed. The following regulations and requirements may be varied or reduced:

- 1.) lot frontage (max 50 % reduction);
- 2.) lot shape requirements;
- 3.) rear yard setback requirements (max 50 % reduction);
- 4.) max. length –dead end streets (no greater than 2000 ft);

The primary objective of the LLESS is to allow a more environmentally sensitive approach to conventional land subdivision by allowing for the provision of private roads in the outlying rural sections of the city.

C. PROCEDURE:

The applicant shall follow the procedure as outlined in Section 44.08.35 of this Code. In addition to the general special exception criteria in Section 44.04 the Commission shall find that the proposal satisfies the criteria as listed in Section 44.08.35 Procedure with the exception of #1. In addition the Commission shall find that the specific purpose and design objectives of the LLESS are being achieved.

D. REQUIREMENTS:

The requirements for this proposal shall be those as articulated in Section 44.08.35 Requirements of the Zoning Code.

E. STANDARDS:

In addition to standards 2, 3, 4, 5, 6 in Section 44.08.35 Standards of the Zoning Code, the applicant shall adhere to the following:

- 1.) **The tract to be developed shall not be less than ten (10) contiguous acres and must be in the R-45 or R-60 zone, or in the R-30 zones only where R-45 zoning is required due to water and sewer requirements (see section 21.05) (Section amended effective 11/15/2000)**
- 2.) Areas to be preserved and established as open space are to be in accordance with Section 5.17 of the Subdivision Regulations. In addition, land designated as "Open Space" in an LLESS shall a.) equal not less than fifteen (15%) percent of the total tract, and; b.) be linked with all building lots within the tract by pedestrian walks.