

### **12.2.3 Standards**

- A. The development proposed is a single family planned residential development as defined by this Ordinance.
- B. An open space preservation development shall be permitted when a landowner, or group of owners acting jointly, can plan and develop a tract of land as an entity and thereby qualify for regulation of that tract of land as one complex land use unit, rather than an aggregation of individual buildings located on separate, unrelated lots.
- C. The residential density of an open space preservation development shall not exceed the base residential density calculated in accordance with Section 12.1 above.
- D. Developed lands shall occupy no more than fifty percent (50%) of the parent parcels buildable area.
- E. A minimum of fifty percent (50%) of the parent parcel shall be set aside as permanently protected open space. This area shall include at least fifty percent (50%) of the parcels buildable area.
- F. The provisions of this Section may be implemented by reducing the minimum lot area and lot width standards of Section 10.7 by not more than fifty percent (50%), provided that the minimum lot area requirement shall not exceed one (1) acre unless otherwise required by the County Health Department.
- G. The minimum setback provisions of Section 10.7 shall continue to apply to all parcels created under the provisions of this Section.
- H. Development under this option shall not be dependent upon the establishment of a public sewer or public water supply system.
- I. County Health Department standards relating to the suitability of groundwater for on-site water supply and the suitability of soils for on-site sewage disposal shall apply.
- J. Restrictions for shared water access specified under Section 6.25 shall apply to open space preservation developments.

## **12.3 PLANNED RESIDENTIAL DEVELOPMENTS**

### **12.3.1 Purpose**

It is the purpose of this Section to encourage more imaginative and livable housing environments within the AG District through a planned reduction of the individual lot area requirements for that District, provided the base residential density for each such district is not exceeded and the objectives and standards of this Section are satisfied.

### **12.3.2 Eligibility**

Planned residential developments may be permitted as a special use within the AG District, in accordance with Article 11 and subject to compliance with the objectives and standards of this Section.