

ARTICLE 12 DEVELOPMENT OPTIONS

12.1 BASE DENSITY

The maximum permitted density of a planned development shall be based on the underlying Zoning District. For the purposes of calculating the base density permitted on any parcel of land, one of the following shall apply:

- A. 1. Gross buildable area shall be calculated by subtracting from the gross parcel area the following:
- a. existing public utility easements
 - b. existing public right of ways
 - c. high risk erosion areas
 - d. that part of a flood plain where flood waters are expected to have a destructive current
 - e. areas not suitable for on-site sewage disposal
 - f. areas having a slope greater than twenty-five percent (25%).
2. The buildable area of a parcel shall be determined by reducing the gross buildable area by twenty percent (20%) as an allowance for road right of way purposes.
3. The buildable area of a parcel shall then be divided by the minimum parcel size of the underlying Zoning District(s).
- B. Alternatively, the applicant may provide a yield plan, demonstrating the density that could be realized with a conventional subdivision layout, in compliance with all applicable standards of the underlying Zoning District(s) and accounting for all constraints set out in A above.

12.2 OPEN SPACE PRESERVATION DEVELOPMENTS

12.2.1 Purpose

The open space zoning provisions of the Michigan Zoning Enabling Act are intended to encourage the grouping of dwellings on smaller lots, on a smaller portion of an undeveloped tract of land, in order to preserve the remainder of the tract as open space. This Section is intended to implement the open space zoning provisions in certain Zoning Districts as a permitted use, subject to appropriate qualifying conditions.

12.2.2 Eligibility

Open space preservation developments are a permitted use within the AG Districts, subject to compliance with the standards of this Section.