

12.3.3 Objectives

- A. To permit flexibility in the regulation of residential development.
- B. To encourage innovation in the design and layout of residential developments.
- C. To encourage the conservation of natural features and resources.
- D. To encourage the protection of usable open space.
- E. To encourage a more livable residential environment through efficient and aesthetic use of open space.

12.3.4 Standards

- A. The application proposed is a planned residential development as defined by this Ordinance.
- B. A planned residential development may 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. A planned residential development site shall be not less than twenty (20) acres in area.
- D. The development will be compatible with adjacent land uses and the natural environment.
- E. The development is warranted by the design of open space and/or additional amenities made possible by the proposal.
- F. The residential density of a planned residential development shall not exceed the base residential density calculated in accordance with Section 12.1 above.
- G. Uses within a planned residential development shall be limited to those residential uses permitted by the underlying Zoning District.
- H. Developed lands shall occupy no more than seventy percent (70%) of the parent parcels buildable area.
- I. A minimum of thirty percent (30%) of the parent parcel shall be set aside as permanently protected open space. This area shall include at least twenty-five percent (25%) of the parcels buildable area. In no case shall the protected open space be less than the amount of land gained through the reduction of lot sizes.
- J. Any open space must be located, sized and dedicated in a manner acceptable to the Township.
- K. Any improvements required to the open space must be undertaken and completed by the applicant prior to their dedication to the Township or other appropriate body, as determined by the Township.
- L. 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.