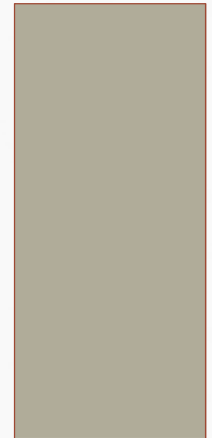


FRONTAGE AND ACREAGE
REQUIREMENTS WHEN OPEN SPACE
IS REQUIRED

CODE TEXT AMENDMENT



PROPOSED CODE

- Eliminate the ability to decrease the acreage and frontage reduction for subdivisions that do not require a 100' setback
- For subdivisions that do require a 100' setback and have a minimum of 250' of frontage on the list of specified roads then frontage and acreage proportional reductions would be allowed
- All lots in the subdivision would need to meet the minimum zoning requirements unless fronting a street that requires a 100' setback
- Subdivisions would still be required to have open space

PROPOSED CODE

- Any subdivision that provides more than 15 percent open space can reduce lot size and frontage proportionally as provided in part C. of this section. The reduction is based on the percentage of open space provided above the 15 percent requirement. For example, a subdivision that provides 35 percent open space can reduce lot frontage and acreage by 20 percent. The maximum amount of reduction is 35 percent, 50 percent open space is required to attain a 35 percent reduction. This proportional reduction cannot be combined with the proportional reduction allowed when a 100' setback is required. Standard subdivisions that require a 100' setback can reduce lot size and frontage proportionally as provided in the Open Space Requirements Specific to Standard Subdivisions. Standard subdivisions that do not require a 100' setback can only reduce lot size and frontage proportionally for open space provided above the 15% requirement as provided in the Open Space Requirements Specific to Standard Subdivisions.

PROPOSED CODE

Standard subdivision examples of open space and proportional frontage and acreage reduction

	Open space provided	Proportional reduction allowed
Subdivision along listed streets with a 100' setback	15%	15%
Subdivision not required a 100' setback	15%	0%
Subdivision along listed streets with a 100' setback	35%	35%
Subdivision not required a 100' setback	35%	20%

POSSIBLE FINDINGS

- Eliminating the proportional lot size and frontage reduction will reduce the potential density of large-scale standard subdivisions not fronting specified roads
- Potential future traffic will be reduced because of lower potential density
- The General Plan promotes reducing density and creating large lots
- 15% open space is still required for most large-scale subdivisions