

## Overview: Proposed Revisions to the Conservation Development Ordinance No. 284

*11/15/23 Public Meeting*

1. Conservation Development Subdivisions will be allowed in A-1, A-2, A-3, R-2 and R-3 zones.
2. Conservation Development Subdivisions will follow the Major Subdivision process, which requires Site Development Plan and Subdivision recommendation by the Planning Commission and final approval by the Board of Trustees.
3. Density bonus - To determine the density bonus (additional number of dwelling units allowed), the dwelling units for the current zoning district is used as the base with a multiplier of 1.4 for Agricultural Zones and 1.7 for Residential Zones. For example, a 3-acre parcel zoned A-1 could have three dwelling units, in the Conservation Subdivision, a density bonus of one would be allowed, resulting in four dwelling units on the 3-acre parcel.  
Buildable areas will be based on the Floor to Area Ratio (FAR) for the developable area (total parcel size minus the Conservation Area) as a running total FAR. To encourage different size homes, the FAR would be applied sitewide to the developable area.
4. Remove the minimum development size requirement. Parcels of any size can be eligible for the Conservation Development subdivision process.
5. Conservation Area (Open Space) Revisions:
  - a. Conservation Area will be identified on the plat as a separate lot and shall remain designated in perpetuity.
  - b. All Conservation Development Subdivisions will designate 35 percent of the total parcel acreage as Conservation Area (Open Space). For example, the Conservation Area on a 3-acre parcel would be approximately 1 acre.
  - c. Conservation Area Plan required, which includes operation and maintenance, uses allowed in the Conservation Area, and who is responsible for the area, such as an HOA.
  - d. Allowed uses include agriculture, habitat, pedestrian and equestrian trails. Preservation of existing natural landscapes and features, such as cottonwood trees, native vegetation, acequias, and existing grades and slopes is encouraged.
  - e. Parks are an allowable use of the Conservation Area in the R Zones.
  - f. Prohibited uses include paved sports courts, golf driving ranges, impervious surfaces.
  - g. Existing or new structures are allowed for the purpose of maintaining Conservation Area or for support of uses in the Conservation Area Plan.