

# ATTACHMENT

Proposed Changes to Articles 10 and 12-Williamson County Zoning Ordinance regarding Conservation Subdivisions in the Rural Development-5 (RD-5) and Rural Preservation-5 (RP-5) Zoning Districts. Proposed Changes are shown in **Red**.

## Amend Table 10.02-2: Dimensional Standards for the Rural Preservation District-5, Minimum Lot Area, Conservation Subdivisions, Residential Structures;

<b>TABLE 10.02-2: DIMENSIONAL STANDARDS FOR THE RURAL PRESERVATION DISTRICT-5</b>			
<b>DIMENSIONAL STANDARDS</b>		<b>RESIDENTIAL STRUCTURES</b>	<b>NONRESIDENTIAL STRUCTURES</b>
<b>Minimum Lot Area</b> <b>[1]</b>	Traditional Subdivisions	5 acres	5 acres
	Conservation Subdivisions	<del>1-acre</del> Average Lot Size $\frac{3}{4}$ of an acre	
		Minimum Lot Size $\frac{1}{4}$ of an acre	
<b>Maximum Gross Residential Density</b>	All Subdivisions	1 unit per 5 acres	Not Applicable
<b>Minimum Lot Width</b>	Traditional Subdivisions	200 feet	200 feet
	Conservation Subdivisions	100 feet	
<b>Front Yard Setback</b>	Traditional Subdivisions	100 feet	100 feet
	Conservation Subdivisions	50 feet	
<b>Side Yard Setback</b>	Traditional Subdivisions	25 feet	50 feet
	Conservation Subdivisions	20 feet	
<b>Rear Yard Setback</b>	Traditional Subdivisions	50 feet	50 feet
	Conservation Subdivisions	30 feet	
<b>Maximum Height</b>	<b>All Subdivisions</b>	Not Applicable	Not Applicable
<p><b>[1]</b> Any lots less than <math>\frac{3}{4}</math> acre in size must be located internally within the development where they are surrounded by lots of at least <math>\frac{3}{4}</math> acre in size or in a location where homes on these lots will not be visible from adjacent properties or roadway rights-of-ways</p>			

**Amend Table 10.02-3: Dimensional Standards for the Rural Development District-5, Minimum Lot Area, Conservation Subdivisions, Residential Structures;**

<b>TABLE 10.02-3: DIMENSIONAL STANDARDS FOR THE RURAL DEVELOPMENT DISTRICT-5</b>			
<b>DIMENSIONAL STANDARDS</b>		<b>RESIDENTIAL STRUCTURES</b>	<b>NONRESIDENTIAL STRUCTURES</b>
<b>Minimum Lot Area</b> [1]	Traditional Subdivisions	5 acres	5 acres
	Conservation Subdivisions	<del>1-acre</del> Average Lot Size $\frac{3}{4}$ of an acre Minimum Lot Size $\frac{1}{4}$ of an acre	
<b>Maximum Gross Residential Density</b>	All Subdivisions	1 unit per 5 acres	Not Applicable
<b>Minimum Lot Width</b>	Traditional Subdivisions	200 feet	200 feet
	Conservation Subdivisions	100 feet	
<b>Front Yard Setback</b>	Traditional Subdivisions	100 feet	100 feet
	Conservation Subdivisions	50 feet	
<b>Side Yard Setback</b>	Traditional Subdivisions	25 feet	50 feet
	Conservation Subdivisions	20 feet	
<b>Rear Yard Setback</b>	Traditional Subdivisions	50 feet	50 feet
	Conservation Subdivisions	30 feet	
<b>Maximum Height</b>	All Subdivisions	Not Applicable	Not Applicable

[1] Any lots less than  $\frac{3}{4}$  acre in size must be located internally within the development where they are surrounded by lots of at least  $\frac{3}{4}$  acre in size or in a location where homes on these lots will not be visible from adjacent properties or roadway rights-of-ways

Amend Table 10.07-1: Summary Table of Dimensional Standards, Rural Development-5 (RD-5) and Rural Preservation-5 (RP-5), Minimum Lot Area, Conservation Subdivisions

<b>TABLE 10.07-1: SUMMARY OF DIMENSIONAL STANDARDS</b>						
<b>DISTRICT</b>	<b>STRUCTURE TYPE</b>	<b>MINIMUM LOT AREA</b>		<b>MAXIMUM GROSS RESIDENTIAL DENSITY</b>		<b>MAXIMUM HEIGHT</b>
		<b>Traditional Subdivisions</b>	<b>Conservation Subdivisions</b>	<b>Traditional Subdivisions</b>	<b>Conservation Subdivisions</b>	
<b>RP-5</b>	Residential Structures	5 acres	+acre Average Lot Size ¾ of an acre [3]	1 unit per 5.0 acres		Not Applicable
			Minimum Lot Size ¼ of an acre [3]			
	Nonresidential Structures	5 acres		Not Applicable		Not Applicable
<b>RD-5</b>	Residential Structures	5 acres	+acre Average Lot Size ¾ of an acre [3]	1 unit per 5.0 acres		Not Applicable
			Minimum Lot Size ¼ of an acre [3]			
	Nonresidential Structures	5 acres		Not Applicable		Not Applicable

NOTES:

[1] Up to 15 percent of the total lots may be reduced to 6,000 square feet in compliance with Section 10.02:(F)(2)c) or Section 10.02:(N)(2)c), as applicable.

[2] See also Section 10.02:(J)(3): Nonresidential Development Contextual Design Standards.

[3] Any lots less than ¾ acre in size must be located internally within the development where they are surrounded by lots of at least ¾ acre in size or in a location where homes on these lots will not be visible from adjacent properties or roadway rights-of-ways

## Amend Article 12, Section 12.04: (E)(1): Amount of Open Space Required

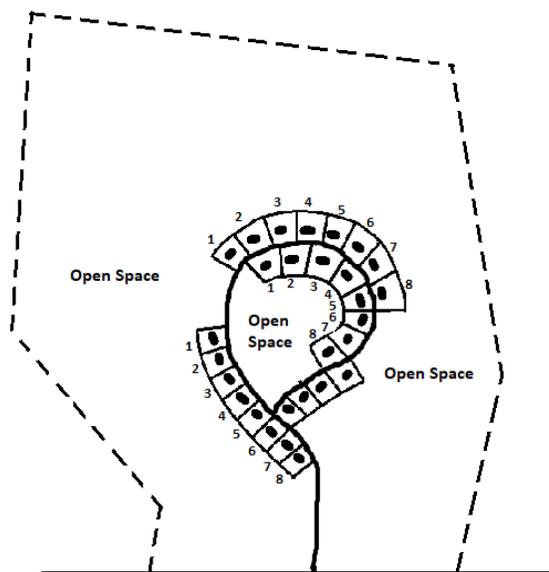
### **(1) Amount of Open Space Required**

The minimum percentage of a development site that must be set aside in permanent open space is established in Article 14: Open Space Set-Aside Standards. *See Also, Section 12.04:(E)(5): Additional Standards for Conservation Subdivisions in the Rural Development-5 and Rural Preservation-5 Districts.*

## Add New Section 12.04: (E)(5): Additional Open Space Standards in the Rural Development-5 (RD-5) and Rural Preservation-5 (RP-5) Districts.

### **(5) ADDITIONAL OPEN SPACE STANDARDS IN THE RURAL DEVELOPMENT-5 (RD-5) AND RURAL PRESERVATION-5 (RP-5) DISTRICTS**

- a)** A minimum of 25% of the open space must be located on land that is not required to be protected per Article 13 of the Zoning Ordinance;
- b)** In order to more fully integrate open space into Conservation Subdivisions, no more than 8 lots can be consecutively located on the same side of a street without being interrupted by open space. Such open space shall have a minimum width of 250 feet or 3 times the average width of the lots in the sequence, whichever is greater, and shall be connected to the larger open space network (See Figure 12.04-A: Conservation Subdivision Example Layout).



*Figure 12.04-A: Conservation Subdivision Example Layout*