

Amendment #3

Amend Article 4.2. 120.B.8 to change the open space regulations in the OSC. The purpose of this amendment is to remove the requirement that no more than 50% of the open space may be in land that is in a floodplain, wetlands, utility easement, slopes greater than twenty-five (25%) or other non-buildable land. This is being proposed to protect environmentally sensitive areas. This in no way discourages amenities in open space such as pools or pickle ball courts, etc. as they would not be allowed to be built in those areas.

There was some discussion among the Planning Commission members regarding this amendment but they voted to approve it as is.

Section 4-2-120 Open Space Conservation Development Overlay District (OSC)

8. Open Space

- a. Required open space: It is the intent of these regulations that open space not be subdivided not divided and comprised of contiguous ~~buildable and non-buildable~~ lands. Land so designated as open space shall be in a location and configuration that relates to the ultimate purpose of the open space (i.e., outdoor recreation, landscape protection, habitat protection, etc.) Development should be designed around these natural features.
- b. Not less than twenty-five percent (25%) of the total area of the tract of land to be developed, as an OSC Development shall be dedicated as open space.
- ~~c. No more than fifty percent (50%) of the required open space may be in land that is located in a floodplain, wetlands, utility easements, slopes greater than twenty-five percent (25%) or other non-buildable land.~~
- d. Fifty percent (50%) of the required open space shall contain or provide minimum thirty (30) tree density units per acre, as defined Section 12-2-100.