

Attachment D

Action Item 7.4: Create a Scenic Byway Overlay District for the Grey and Shearer Road corridors.

In an effort to preserve some of the rural and natural features of Grey Road from the current town limits to Fisher Farm and along Shearer Road to just short of East Rocky River Road, an overlay district is recommended. The overlay should include the following elements:

- Street detail (narrow pavement – 10 foot travel lanes)
- Landscape elements (e.g., fence rows, split rail fences)
- Multi-use pathway
- Building setback (for existing lots) – 80 foot minimum
- Development setback (if the land is subdivided) – 150 foot minimum

Action Item 7.5: Modify the Rural Planning Area standards to be used exclusively for very low density development.

There are still areas where very low density continues to be the most appropriate path. However the current standard fails to recognize that lot size must be changed.

This plan recommends eliminating the current 2 units/acre (with sewer) and 50% open space option and instead permit two development options as follows:

- 1 unit per 2 acres + 40% open space with up to 16 permitted units.
- 1 unit per acre + 70% open space. At least 50% of this open space would be required on-site with the balance permitted as either a payment-in-lieu or dedication of property off-site.

Neighborhood Edge: (similar to Huntersville Transitional zone)

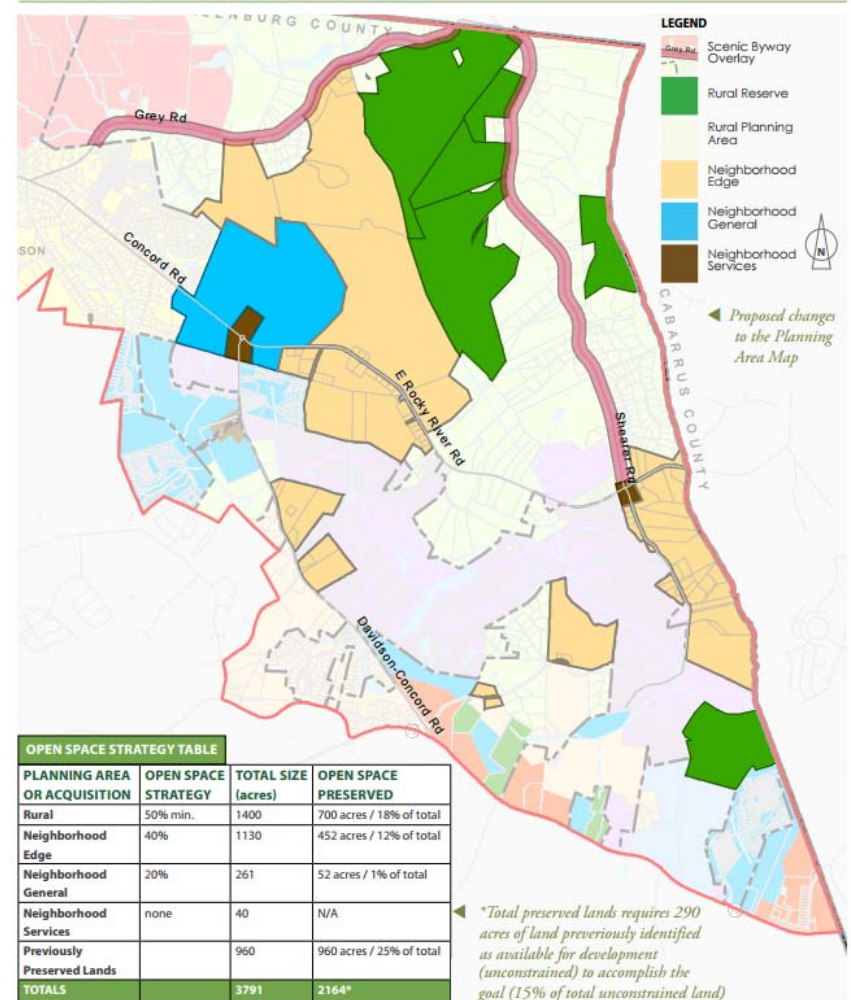
- No density limit and minimum 40% open space
- Max. 90% single-family detached and 30% duplex/triplex/quad
- Lot size variation required: **over 50 units** must have at least 3 different lot sizes with at least 15' between them and at least 35% must be 60'-wide or less (alley lots); at least 20% of lots must be one of the three sizes; **if less than 50 units** must have at least 2 different lot sizes with 15' between them and at least 20% of the lots must be one of the two sizes

Rural Planning Area (similar to Huntersville Rural zone)

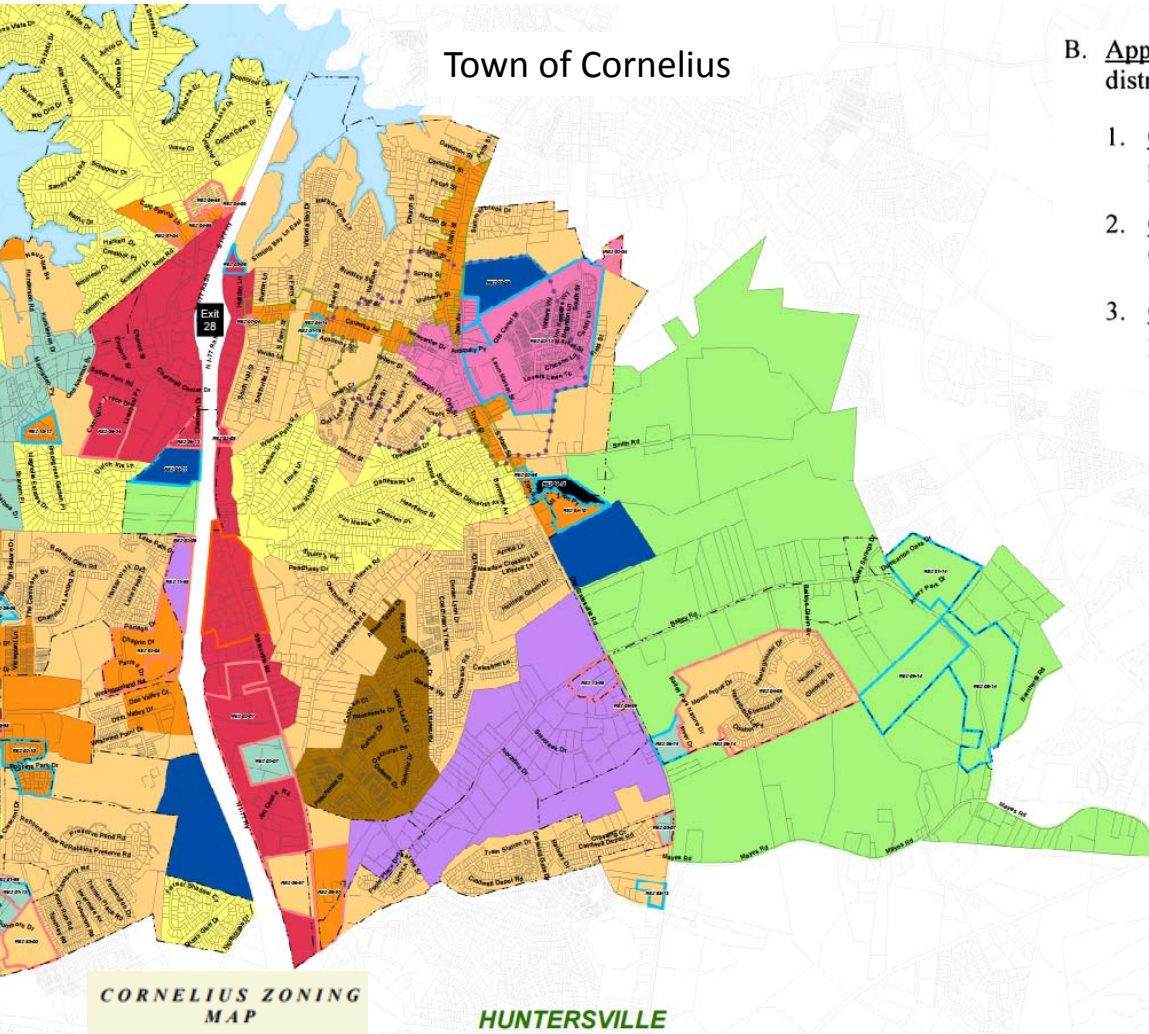
- Option 1: 1 unit/per 2 acres up to 16 units; 40% open space
- Option 2: 1 unit per 1 acre with 70% open space (50% on site, payment-in-lieu or dedication off-site permitted for balance)
- No minimum lot size
- Front setback 25'; side setback 15'; rear setback 30'

Town of Davidson Rural Planning Area Proposal

MAP 7.1 PROPOSED PLANNING AREA CHANGES



Town of Cornelius



B. Applicability: Three types of conservation subdivisions are hereby establish in the RP zoning district as follows:

1. Conservation Subdivision Rural: up to a maximum of 0.33 dwelling units per acre (1 unit per 3 acres) – conditional zoning (CZ) required
2. Conservation Subdivision Low: up to a maximum of 2 dwelling units per acre (1 unit per 0.5 acres) – conditional zoning (CZ) required
3. Conservation Subdivision Medium: up to a maximum of 4 dwelling units per acre (1 unit per 0.25 acres) – conditional zoning (CZ) required

C. Size and Location of Site: The total site area must be a minimum of ten (10) acres.

D. Lot & Block Design Standards

1. Individual lots within a conservation subdivision are not subject to the lot size, lot width, frontage, or setback requirements of the underlying zoning district, as long as the overall density of the subdivision is consistent with the adopted land use plan
2. In no instance should the rear elevation of any home be visible from the frontage road.

E. Allocation of Open Space and Conservation Areas

1. In order to be considered for maximum density for a proposed development, a minimum percentage of the total tract area to be subdivided shall be set aside as open space as follows:
 - a) Conservation Subdivision Rural = 60%
 - b) Conservation Subdivision Low = 50%
 - c) Conservation Subdivision Medium = 40%

CORNELIUS ZONING
MAP

HUNTERSVILLE

 Rural Preservation (RP)