

Summary of Proposed Amendments to the
Rules and Regulations Regarding the Subdivision and Development of Land
to implement Conservation Development

Article 1 – Authority & Purpose

- Combines Article 1 (Authority) and Article 2 (Purposes of the Rules and Regulations) into one Article.
- Adds findings regarding the need for CSDs.

Article 2 – Definitions

- New definitions: Conservation Development, Conservation Development Design Process, Conventional Development, Open Space, Site Analysis Map, Site Context map, Yield Plan.

Article 3 – Conservation Development

New article that provides for Conservation Development.

Article 4 – Procedures for Subdivision and Land Development Approval

- Adds new section 402 – Pre-application Meeting and Concept Review (formerly in Major Plan Review Sections)
- Section 406 (Minor Subdivisions) amended to provide for Conservation Development and to be consistent with State Enabling Legislation.
- Section 407 (Major Subdivisions) amended to provide for Conservation Development and to be consistent with State Enabling Legislation.

Article 5 – Required Minimum Standards of Design

- Section 504 – Adds language to allow restriction of use of dead end streets/cul-de-sacs by Planning Board.
- Section 514 – Adds requirements for Open Space in CSDs.
- Section 518 – Retention of Environmental Features – adds specific environmental features to be preserved.

Article 6 – Specifications for Required Improvements

- Section 603 – Geometric Data for Street Construction – allows for private streets in CSDs, and allows for waiver of some standards to improve safety and reduce impervious surfaces.

Appendix A – Forms and Checklists

- New pre-application meeting checklist
- Minor & Major Subdivision Checklists amended

Appendix C – Conservation Development Design Process

Lays out the 10-step design process to be followed when designing CSDs.