

Sec. 25-43. - Optional design and improvement standards.

Should a subdivider elect to utilize development concepts such as cluster, townhouse, condominium or combinations thereof, whereby areas of permanent open space would be provided within the subdivision, he may petition the planning commission to reduce the standards established in this article by compliance with each of the following:

- (a) Improve the subdivision design by density control and better community environment; the standards set out in this article concerning streets and lots may be varied only when the gross density of an area is not increased and open common area is created; provided, that the design has the approval of the planning commission, and where in their opinion the deviation will:
 - (1) Produce a more desirable and livable community.
 - (2) Create better community environment through dedication of public areas, scenic easements, open spaces or reforestation of barren areas.
 - (3) Reduce the danger of erosion.
- (b) As an incentive to creating better overall communities, the planning commission may authorize deviations of up to seventy-five percent reduction in lot size but with no increase in density in the overall development; provided, that an area equivalent to the decrease is set aside as common usable open space in aggregates of at least one acre.
- (c) Before any deviation based on improved design shall be authorized, the subdivider shall present a preliminary map of the development to the planning commission for approval prior to filing a tentative subdivision map. This map shall show lot arrangement, shape and size, street pattern along with cross sections of proposed roads, area of all common open space and other such information as the planning commission may feel necessary to make their findings. The proposed exceptions shall be approved by the planning commission, upon a finding that the variation as authorized will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in this article.
- (d) Where permanent open space or scenic easements are to be provided, the county shall be named as a party to any deed restrictions or alternate methods to forever preclude a use other than open space within those areas designated in the subdivision.

(Ord. No. 1137 § 5.)