

LMO Changes to Reflect Family Compound and Family Subdivision

Family Compound	Element		Current LMO		Proposed Amendments	
<p>A single parcel of land that allows the construction of multiple homes and is owned by a single family. Construction of access and infrastructure is the responsibility of the individual currently building on the property and must be installed in the order each structure is constructed.</p>	Access		N/A		Minimum 20' wide access easement constructed of an all-weather driving surface.	
	Setbacks	Minor Arterial	40'		25'	
		All Other Streets	20'		10'	
		Access Easement	20'		5'	
		Adjacent Use	20' Single Family (Varies 20' – 40')		The required minimum setback is 5' between single family uses The required minimum setback is reduced by 10' for other uses.	
	Buffers	Minor Arterial	25'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet		Minimum Planting Requirements
			15'	<u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrub: 12 Every 100 Linear Feet		
	All Other Streets		20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet		Minimum Planting Requirements
			10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet		
	Access Easement		20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrubs: 8 Every 100 Linear Feet		Minimum Planting Requirements
Adjacent Use		Varies (20' – 30')		Minimum Planting Requirements		

Exhibit B

Family Subdivision	Element		Current LMO		Proposed Amendments	
<p>Lots that are subdivided and owned by one family. Family Subdivisions do not require infrastructure to be installed for all of the lots prior to construction.</p>	Access		<p>For 5 or fewer lots, direct vehicular access to each lot shall be a minimum of 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way, access must be installed before subdivision plans are stamped.</p> <p>For 6 or more lots direct vehicular access to each lot shall be provided via a paved street with a minimum 40' right-of-way; access must be installed before subdivision plans are stamped.</p>		<p>For 5 or fewer lots, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access shall be provided to the point of development.</p> <p>For 6 or more lots, direct vehicular access to each lot shall be provided via a paved street with a minimum 30' right-of-way for two-way streets and a minimum 24' right-of-way for one-way streets; access shall be provided to the point of development.</p>	
	Setbacks	Minor Arterial	40'		25'	
		All Other Streets	20'		10'	
		Access Easement	20'		5'	
		Adjacent Use	20' Single Family (Varies 20' – 40')		<p>The required minimum setback is 5' between single family uses</p> <p>The required minimum setback is reduced by 10' for other uses.</p>	
	Buffers	Minor Arterial	25'	<p><u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet</p>		Minimum Planting Requirements
			15'	<p><u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrub: 12 Every 100 Linear Feet</p>		

Exhibit B

Family Subdivision (Cont.)	Element			Current LMO	Proposed Amendments
	Buffers (Cont.)	All Other Streets	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet	Minimum Planting Requirements
			10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet	
		Access Easement	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrubs: 8 Every 100 Linear Feet	Minimum Planting Requirements
		Adjacent Use	Varies (20' – 30')		Minimum Planting Requirements