

- **Amend Table 23-2 Conservation Design Community Setback Requirements to establish a uniform Front setback for all categories of proposed lot sizes to be 35 ft.**

Table 23-2: Conservation Design Community Setback Requirements

Proposed Lot Size sf	Min. Lot Width	Front	Rear
60,000+	190	35'	30'
40,000- 59,999	160	35'	30
30000- 39,999	135	35'	30
20,000- 29,999	110	35'	25
15,000-19,999	95	35'	25
10,000 -14,999	75	35'	25
5,000-9,999	60	35'	15

Current Table 23-2: Conservation Design Community Setback Requirements

Proposed Lot Size sf	Min. Lot Width	Front	Rear
60,000+	190	120'	30'
40,000- 59,999	160	100'	30'
30000- 39,999	135	80'	30'
20,000- 29,999	110	70'	25'
15,000-19,999	95	60'	25'
10,000 -14,999	75	50'	25'
5,000-9,999	60	35'	15'

- Amend 23.5 Conservation Community Design Standards to eliminate building setbacks to cropland or pastureland, and language qualifying “cropland” and “pastureland”; establish “75 ft.” as setback from ‘buildings or barnyards housing livestock’ and delete “Per Health Dept. requirements”

23.5 Conservation Community Design Standards

- A. House lots shall not encroach upon Primary Conservation Areas, and their layout shall respect Secondary Conservation Areas, as described herein.
- B. All new dwellings shall meet the following building setback requirements:
1. From all external road rights of way: 100 feet
 2. From all tract boundaries: 75 feet
 3. From all cropland or pasture land: 75 feet
 - a. ~~Cropland shall be defined as tracts of land of 5 acres or greater, which is used for growing cultivated plants or agricultural produce, such as grain, vegetables, or fruit; or which could be fallow, if such inactivity is a part of the agricultural production process being exercised on the land and such inactivity has not existed for more than two years. Such use of land must be present and active. Potential use of land as cropland does not qualify under this definition~~
 - b. ~~Pasture land shall be defined as tracts of land of 5 acres or greater, on which grass or other vegetation is grown and eaten as food, and is set aside for use by domestic grazing animals. Such use of land must be present and active. Potential use of land as pasture does not qualify under this definition~~
 4. From buildings or barnyards housing livestock: Per Health Dept. requirements **75 ft.**
 5. Views of house lots from exterior road and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping that meets landscaping requirements of the Zoning Ordinance or Development Regulations of Cherokee County
 6. House lots shall generally be accessed from interior streets rather than from roads bordering the tract
 7. At least three quarters (3/4 or 75%) of the lots should directly face, abut or be across the street from Primary or Secondary Conservation areas.

And renumbering B as follows:

3. From buildings or barnyards housing livestock: 75 ft

4. Views of house lots from exterior road and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping that meets landscaping requirements of the Zoning Ordinance or Development Regulations of Cherokee County
5. House lots shall generally be accessed from interior streets rather than from roads bordering the tract
6. At least three quarters (3/4 or 75%) of the lots should directly face, abut or be across the street from Primary or Secondary Conservation areas.

- **Amend 23.10-1 Size of Buffer:**

23.10-1 Size of Buffer. The size of the exterior buffer shall be a minimum of 50 ft. is determined by the size of the lot proposed adjacent to the exterior boundary for the Conservation Design Community. (see Table 23-3 Minimum Exterior Boundary Buffer)

- **DELETE Table 23-3 Minimum Exterior Boundary Buffer**

Adjacent Zoning District	Proposed Lot Size						
	5,000 to 9,999	10,000 To 14,999	15,000 To 19,999	20,000 To 29,999	30,000 To 39,999	40,000 To 59,999	60,000 & ->
	Minimum Buffer Required						
AG	100	85	80	60	60	40	25
R-80	100	85	80	60	60	40	25
R-60	75	65	60	50	50	20	25
R-40	75	65	60	50	50	0	20
R-30	50	50	50	25	0	0	20
R-20	50	25	50	0	0	0	20
R-15	25	25	0	0	0	0	40
RD-3	25	25	0	0	0	0	40
PUD	25	25	30	40	40	40	40
RZL	25	25	30	40	40	40	40
RTH	25	25	30	40	40	40	40
RA	25	25	30	50	50	50	50
RM-10	25	25	30	50	50	50	50
RM-16	25	25	30	50	50	50	50
Commercial	30	30	30	30	30	30	30
Industrial	50	50	50	50	50	50	50

- **Amend 23.8 Four Step Design Process**

23.8 Four Step Design Process

A. Step 2: Location of House Sites.

1. Potential house sites shall be tentatively located using the proposed Greenspace lands as a base map as well as other relevant data on the Existing Resources Map such as topography and soils. House sites should be located not closer than ~~100 feet~~ **75 ft.** from Primary Conservation Areas and ~~50 feet~~ **25 ft.** from Secondary Conservation Areas, taking into consideration the potential negative impacts of residential development on such areas as well as the potential positive benefits of such locations to provide attractive views and visual settings for residences.