

PART V

Draft First Revision April 8, 2003

APPENDIX A

EXAMPLE FOR DETERMINING OPEN SPACE AND CALCULATING DENSITY

In order to more clearly explain certain recommendations in the model regulations, three conservation development scenarios are illustrated below. The recommendations in this Appendix pertain to Section 140 of Part II, Model Zoning Regulations for Townships.

- ◆ “Rural” development, which is viewed as having a density of 0.66 units per acre (2 acre zoning) or less;
- ◆ “Semi-rural” development, which has a density ranging between 0.66 to 2 units/acre; and
- ◆ “Suburban” development, which is more than 2 units per acre.

These labels were chosen to provide a convenient reference throughout the appendices. They do not necessarily represent the existing character of any community. For a more complete description of the characteristics of conservation development at each density level see Section Two, “Handbook for Design and Review of Conservation Developments”.

Minimum Open Space. The model recommends that the open space requirement be a minimum of 40 percent of the total project area. However, in communities where the residential pattern is more "rural", the restricted open space requirement should be increased. See below.

"A. The minimum required restricted open space shall be percent of the total project area."

Recommended standards are in bold while standards included for illustration purposes are shaded.		
"Rural"	"Semi-Rural"	"Suburban"
60%	50%	40%

The minimum restricted open space requirement is dependent on the density and type of units permitted. The higher the density, the more difficult it is to achieve a large percentage of open space unless sufficient flexibility is available in terms of dwelling types and setback requirements.

In order to satisfy the conventional concept of conservation development, the “conservation area” or “restricted open space” should be a minimum of 50% of the project area. Nevertheless, recognizing that higher density projects may not achieve this standard, this model advocates that a minimum restricted open space should be 40% to truly create a noticeable difference between a standard subdivision and a conservation development. However even less open space may be acceptable in some communities to promote open space development over a conventional subdivision.

In contrast, when the permitted density is very low (i.e. 5 - 10 acres per lot), it may be possible to set aside upwards of 80% of the site as open space.

Maximum Density. Each township needs to establish the precise density for conservation development based on the prevailing characteristics in the township. NORMALLY, THIS WILL BE THE EXISTING DENSITY OF THE SINGLE-FAMILY ZONING DISTRICT NOW IN PLACE IN THE AREAS WHERE CONSERVATION DEVELOPMENT IS DESIRED. In order to be “density neutral,” as explained below, the maximum density should be approximately 80% of the minimum lot area for the existing conventional detached single-family.

For example, if the minimum lot area for conventional lots is
 Then Section 140.B would be:

"B. The maximum density shall be _____ dwelling units per acre."

“Rural”	“Semi-Rural”	“Suburban”
2 acres	1 acre	20,000 sq.ft.
0.4 units per acre	0.8 units per acre	1.74 units per acre

The intent of the Model is that the density of a conservation development should be comparable to that of the actual density of a standard subdivision. In effect, the actual density of a standard subdivision is less than what is called the “statistical” density. For example, the actual density of a subdivision with 20,000 minimum square foot lots is not 2.2 units per acre (the “statistical” density arrived at by dividing 43,560 by 20,000) but is more typically about 1.7 - 1.8 units per acre because 1) some of the land area in a subdivision is devoted to roads and 2) it is never possible to design a subdivision so that all the lots are at the exact minimum permitted (especially for lots around cul-de-sacs). Usually, the actual density of a typical single-family subdivision is about 80% of the statistical density. Therefore, in order for a conservation development to have the same density (and the regulations to be “density neutral”) the maximum density should be about 80% of the statistical density of the standard subdivision. In order to make the regulations easier to use, it is preferable to specify the maximum density as a precise number of units per acre.

As an option, the township could establish a maximum density that is equal to or even higher than the “statistical density” of a standard subdivision. This would effectively allow approximately 20% or more additional units than that which is achievable with the standard subdivision, thus providing a greater incentive for a property owner to choose the conservation development option over the standard subdivision option.

Calculating Permitted Units: The model advocates calculating the total number of units for a conservation development by multiplying the permitted density by the total acres in a project. The exception is that when a substantial portion of the project area is impacted by natural features such as floodways, wetlands and existing waterbodies, the model recommends that an adjustment be made. Therefore, Section 140.B reads as follows

- "B. The maximum density shall be ____ dwelling units per acre. The maximum number of dwelling units permitted in a conservation development shall be calculated by:
1. Deducting the following from the total project area:
 - a) Any public right-of-way within the project boundary existing at the time the development plan is submitted; and
 - b) **Where the underlying minimum lot size exceeds 1/2 acre: The area of a floodway, designated wetlands, isolated land, slopes exceeding 25%, or waterbody that exceeds the minimum acreage required for restricted open space as set forth in Section 140A above. Where floodways and wetlands overlap, they shall be counted only once. OR**
 - c) **Where the underlying minimum lot size is less than 1/2 acre: The area of a floodway, designated wetlands, isolated land, slopes exceeding 25%, or waterbody**
 2. Multiplying the result of subsection 1 by the maximum density permitted per acre as set forth in Section 140B above."

One of the fundamental principles of the conservation development regulations is to be density neutral when comparing the number of potential units under the conservation development regulations to the number of potential units under the conventional standard detached single family development option. As explained in an earlier commentary, the maximum density for conservation development has been adjusted to factor in an allowance for roads and inefficiency in lot layouts.

However, it is recognized that floodways, wetlands, **isolated land, excessively steep slopes**, and waterbodies are natural features that affect the development capacity of a site. At the same, it is possible that in a standard subdivision, especially a larger lot subdivision, much of the area

within floodways, wetlands, isolated land, steep slopes, and waterbodies could be included in the rear yards of individual lots, thereby not reducing or only moderately reducing the overall development capacity of the site. In smaller lot subdivisions, where the underlying lots are less than 1/2 acre, it is more likely that the development capacity of the site will be affected by the presence of floodways, wetlands, isolated land, steep slopes, and waterbodies.

Therefore, the Model recommends that there be a reduction in density for projects that are substantially impacted by floodways, wetlands, isolated land, steep slopes, and/or waterbodies. For subdivisions where underlying lot sizes are less than 1/2 acre, the area of these features is deducted. For subdivisions with larger lot sizes, when the area of these key environmental open space components exceeds the number of open space acres that are required to be set aside, the acreage that is in excess of the open space requirement is to be deducted from the total project area, and the density is to be based on the net area.

Following are three examples illustrating this method for calculating the permitted number of dwelling units. These are based on the density and required open space given in Sections 140.A and 140B above. The examples illustrate how the same set of conditions would be treated for each of the three development scenarios: “rural”, “semi-rural” and “suburban”. Each project involves 100 acres, 60 acres of floodways, wetlands, and/or lakes and no existing street located within the project boundaries.

	<u>Project A</u> “Rural”	<u>Project B</u> “Semi Rural”	<u>Project C</u> “Suburban”
1. Total Project Area:	100 ac	100 ac	100 ac
a. Deduction for area of EXISTING Public Right-of-Way (located within project boundary area)	(0 ac)	(0 ac)	(0 ac)
b. Deduction for area of floodways, wetlands, and waterbodies, slopes over 25%, and isolated land			
1) Total area of floodway/ wetland/ waterbody/steep slope/isolated land	60 ac	60 ac	60 ac
2) Required open space (as specified in Section 140A)	60 ac	50 ac	N/A
c. Amount that exceeds open space requirement	(0 ac)	(10 ac)	N/A
2. Net Area (Result of 1 minus a and b.3)	100 ac	90 ac	40 ac
3. Maximum density (as specified in example for Section 140B)	<u>x 0.4</u>	<u>x 0.8</u>	<u>x 1.74</u>
4. Total Permitted Units	40 units	72 units	70 units

Some adjustment to the formula may be needed in the “semi-rural” zone, depending on specific conditions in the community. More complex formulas are possible to determine the extent to which these natural features impact a site, such as requiring the applicant to prepare a “yield plan”. The pros and cons of requiring a “yield plan” are discussed in the “Handbook for Design and Review of Conservation Developments”. Additional natural resource characteristics (i.e. prime farmland, drainage courses outside designated floodways, etc.) could be deducted depending on the priorities of the community.

APPENDIX B

DETAILED REQUIREMENTS FOR ASSOCIATIONS

The Ohio Revised Code regulates both homeowners associations and condominium associations. The following summarizes some of the pertinent sections and expands other sections areas that townships might want formally adopt to ensure that associations are created and operated appropriately.

- A. Common area may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a Homeowners’ Association, Community Association or other similar legal entity (hereafter “Homeowners’ Association, et al.”)
 - 1. A Condominium Association may be either an unincorporated association or an Ohio nonprofit corporation. A Homeowners’ Association, et al shall be an Ohio nonprofit corporation.
 - 2. A Condominium Association shall be organized by the developer as provided for in ORC § 5311.08 and, to the extent permitted by statute, be operating with financial subsidization by the developer prior to the sale of any condominium units. A Homeowners’ Association, et al shall be organized by the developer and be operating with financial subsidization by the developer before the sale of any lots within the development.

- B. Required Provisions. At the time of General Development Plan approval, the applicant shall provide the township’s legal advisor with copies of the Declaration, Articles of Incorporation and either Bylaws (for a Condominium Association) or Code of Regulations (for a Homeowners’ Association, et al). No General Development Plan shall be approved without a written opinion by the township’s legal advisor that these submitted documents demonstrate full compliance with the provisions of this Section in that these documents, read in their entirety, contain appropriate provisions implementing all of the following requirements.
 - 1. Membership in the Association shall be mandatory for all purchasers of lots in the development or units in the condominium. The conditions and timing of transfer of control from the developer to the unit or lot owners shall be either as provided for by statute (Condominium Association) or as specified in the Association’s Declaration or Code of Regulations (Homeowners’ Association, et al).

2. The Association shall not authorize its dissolution or the sale, transfer or other disposal of any restricted open space in the common area without (i) an affirmative vote of seventy-five (75) percent of its members, (ii) having established a successor entity to take over said property pursuant to the township's zoning resolution; and (iii) the approval of the township board of trustees.
3. The Association shall:
 - a. Be responsible for maintenance, control and insurance of common areas, including the restricted open space;
 - b. Impose assessments on members for the maintenance, control and insurance of common areas, and have the power to place liens against individual properties for failure to pay assessments either as provided for by statute (Condominium Association) or in the Code or Regulations (Homeowners' Association, et al.); and
 - c. Have the authority to enforce reasonable rules and regulations governing the use of, and payment of assessments for maintenance, control and insurance of common areas by such means as reasonable monetary fines, suspension of the right to vote and the right to use any recreational facilities in the common area, the right to suspend any services provided by the Association to any owner, and the right to exercise self-help to cure violations.
 - d. The Association shall convey to the township and other appropriate governmental bodies the right, after proper notice, to entrance to any common area for emergency purposes or in the event of nonperformance of maintenance or improvements affecting the public health, safety and welfare. Such governments shall have the right, after proper notice, to make improvements and perform maintenance functions. In addition, the township shall have the right to proceed against the Association for reimbursements of said costs, including the right to file liens against individual condominium units, houses and vacant building lots.

APPENDIX C

EXAMPLES OF APPROPRIATE DEVELOPMENT STANDARDS

In order to more clearly explain certain recommendations in the model regulations, three conservation development scenarios are illustrated below. The recommendations in this Appendix pertain to Section 160 of Part II, Model Zoning Regulations for Townships.

- ◆ “Rural” development, which is viewed as having a density of 0.66 units per acre (2 acre zoning) or less;
- ◆ “Semi-rural” development, which has a density ranging between 0.66 to 2 units/acre; and
- ◆ “Suburban” development, which is more than 2 units per acre.

These labels were chosen to provide a convenient reference throughout the appendices. They do not necessarily represent the existing character of any community. For a more complete description of the characteristics of conservation development at each density level, see Section Two, “Handbook for Design and Review of Conservation Developments”.

"C. Perimeter Building Regulations

1. The minimum setback from and existing public street shall be ____ feet."

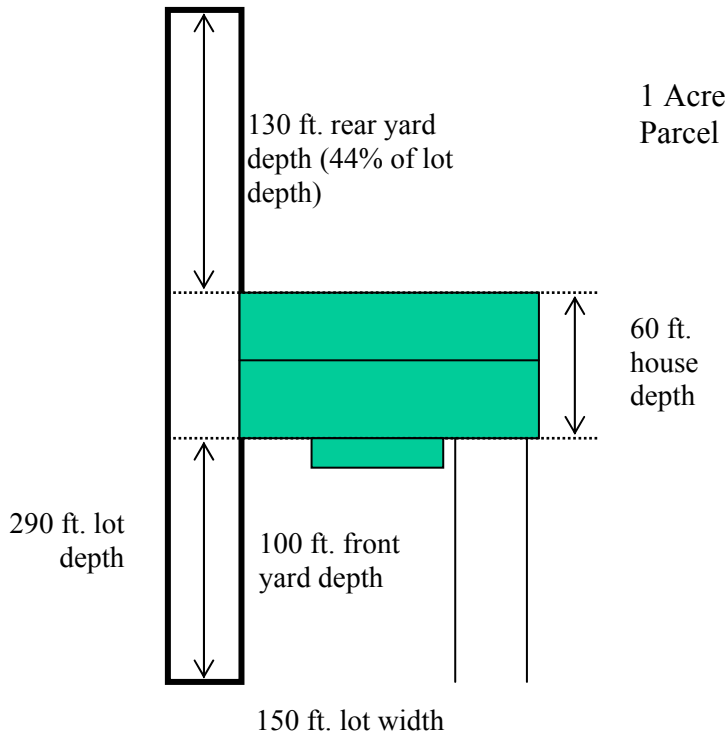
<i>Recommended standards are in bold while standards included for illustration purposes are shaded.</i>		
"Rural"	"Semi-Rural"	"Suburban"
75 feet	75 feet	50 feet

The setback from existing public streets should not be more than the front yard setback in the standard single-family district zoning regulations. However, a reduction should be considered when natural features existing along the street are substantial enough to provide adequate buffering between the units in the conservation development and houses located across the street. A reduced setback is also appropriate when there are significant natural features located on the interior of the site and the community’s priorities dictate that it is more important to conserve those natural features that to maintain large building setbacks along the street.

2. The minimum setback from the project boundary shall be _____ feet."

"Rural"	"Semi-Rural"	"Suburban"
100 feet	75 feet	50 feet

The minimum setback from the project boundary serves the same function as the rear yard setback for the standard subdivision. The conservation development setback ought to be less than the typical single-family rear yard (the actual rear yard, not the required rear yard, see below) to allow more flexibility to conserve open space and natural resources. The building setback from the project boundary could be further reduced if either adequate natural buffering already exists around the perimeter or if allowing buildings closer to the boundary better conserves more environmentally sensitive areas that may be located in the interior of the project.



Typically, the actual rear yard is 40% - 50% of the depth of a standard residential lot. For example, on a one acre lot with a 150 foot lot width requirement and a 100 foot building setback, the actual rear yard (defined as the entire area behind the house) is approximately 130 feet for a house that is 60 feet deep. This is much greater than the minimum required rear yard established by zoning. In some communities the requirement is as small as 15 feet and is intended to regulate accessory buildings.

The following indicates standards for the various development scenarios. The spacing requirements in subsection D.3 take the place of side yard setbacks. Again, standards for conservation development should approximate or be less than the spacing between houses in a standard single-family subdivision. For example, a minimum side yard requirement of 15 feet means that homes have a minimum of 30 feet between them. However, in a conservation development, it would be appropriate to permit houses to be closer together.

"D. Interior Building Setback/Spacing Regulations:

1. The minimum setback from a proposed local public right-of-way shall be ____ feet.
2. The minimum setback from the edge of the pavement of a private street shall be ____ feet.
3. The minimum separation between dwellings shall be ____ feet."

	"Rural"	"Semi-Rural"	"Suburban"
	<i>35 feet</i>	<i>25 feet</i>	<i>25 feet</i>
	<i>25 feet</i>	<i>25 feet</i>	<i>25 feet</i>
	<i>25 feet</i>	<i>10 - 20 feet</i>	<i>10 feet</i>

APPENDIX D
DEVELOPMENT DESIGN CRITERIA

Each township must decide, through a systematic planning process and evaluation of existing resources, the relative importance of and need for each of the following categories. To the extent that they are to be included, the following are a list of criteria for consideration. **IT IS IMPORTANT TO REMEMBER THAT IT IS NOT POSSIBLE TO EQUALLY CONSERVE ALL NATURAL RESOURCES WHILE PERMITTING REASONABLE DEVELOPMENT OF THE LAND.** Therefore, it is necessary that the community clearly set forth the objectives and priorities of what is to be conserved and protected.

The following represent examples of factors to be considered as the township evaluates the importance of each category and establishes criteria appropriate for the local community.

- A. Conservation of Water Resources and Drainage Courses.
 - 1. Does the development protect and conserve steep slopes from clearing, grading, filling, or construction?
 - 2. Has the development utilized impervious surfaces to the minimum extent necessary?
 - 3. Has the development avoided alteration of or construction within natural drainage ways?
 - 4. Are low impact storm water management techniques such as grassy swales utilized to the extent possible?

- B. Conservation of Sloping Land.
 - 1. Are roads and buildings located to minimize changes to the topography and the need for cutting and filling?
 - 2. Are steep slopes, (i.e. greater than ____ percent) protected from development?

- C. Conservation of Woodlands and Other Vegetation.
 - 1. Does the development conserve and maintain mature woodlands and/or orchards?
 - a) Are large trees - with a diameter at breast height (4.5 feet above ground level) of __ inches or greater - incorporated into the design of the project, and preserved from damage during construction?

- b) If woodlands are to be developed, are the disturbed areas (for buildings, roads, yards, septic disposal fields, etc.) in locations where there are large trees or obvious wildlife habitats?
- 2. Does the development conserve and maintain existing fields, pastures, and meadows?

COMMENTARY: Obviously, both criteria in items 1 and 2, above, are not likely to be achievable on the same project. This is an example of a situation where a community must decide which characteristics are more important to maintain and conserve.
- 3. Does the development incorporate existing hedgerows and treelines between fields or meadows in the development layout, especially those containing significant wildlife habitats?
- D. Are wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency and/or by the Ohio Department of Natural Resources protected?
- E. Conservation of Prime Farmland.
 - 1. Does the farmland to be conserved satisfy the USDA definition of “prime” or “locally unique” farmland?
 - 2. Is the shape of the farmland, access thereto, and buffering of adjacent uses suitable for the intended crop(s)?
 - 3. Are adequate water and other services available to support the successful use of the land for the intended crop(s)?
 - 4. Is the farmland properly situated with respect to slope, prevailing winds, and distance from development to accommodate the use of pesticides, or is the land restricted to organic farming?
 - 5. Will adequate measures be taken to protect local drainageways from runoff from the farmed area?
- F. Conservation of Existing Scenic Vistas and Visual Quality of the Environment.
 - 1. Are buildings located to ensure that scenic views and vistas are unblocked or uninterrupted, particularly as seen from existing and proposed public thoroughfares?
 - 2. Are buildings located on prominent hilltops or ridges?

3. Do buildings front directly onto existing public roads, or are they located and buffered sufficiently so that rural roadside character is conserved and public safety and vehicular carrying capacity is maintained?
 4. Are buffer zones established along scenic corridors of rural roads?
 5. Are the building setbacks along the project boundary sufficient to provide protection for existing residences adjoining the conservation development?
- G. Conservation of Cultural Resources. Are sites of historic, archaeological, or cultural value and their environs protected to safeguard the character of the feature, including stone walls, spring houses, barn foundations, underground fruit cellars, earth mounds and burial grounds?

APPENDIX E

OHIO REVISED CODE §519.021

General Assembly: 122

Bill Number: Amended Sub. House Bill 280

Effective Date: 10/21/97

A township zoning resolution or amendment adopted in accordance with this chapter may establish or modify planned-unit developments. Planned-unit development regulations shall apply to property only at the election of the property owner and shall include standards to be used by the board of township trustees, or, if the board so chooses, by the township zoning commission, in determining whether to approve or disapprove any proposed development within a planned-unit development. The planned-unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. Within a planned-unit development, the township zoning regulations, where applicable, need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety, morals, and the other purposes of this section.

Planned-unit developments may be included in the township zoning resolution under one of the following procedures:

- (A) The board of township trustees may adopt planned-unit development regulations that do not automatically apply to any property in the township, but establish standards that will apply to property that becomes part of a planned-unit development as provided in this division. Property owners who wish to have planned-unit development regulations apply to their property may apply to have the zoning map amended pursuant to section 510.12 of the Revised Code to rezone their property as a planned-unit development and no longer subject to any previously applicable zoning regulations. Once property has been rezoned as a planned-unit development, subsequent development on that property shall comply with the planned-unit development regulations as determined by the board of township trustees or township zoning commission, as applicable. After the designation of the property as a planned-unit development on the zoning map, any approval or disapproval of subsequent use or development of property in a planned-unit development as being in compliance with regulations established as authorized by this division shall not be considered to be an amendment or supplement to a township zoning resolution for the purpose of section 519.12 of the Revised Code, but may be appealed pursuant to Chapter 2506. of the Revised Code.

- (B) Upon the application of property owners, the board of township trustees may establish a planned-unit development for their property, designating the property as a planned-unit development on the zoning map in accordance with the procedures set forth in section 519.12 of the Revised Code, and simultaneously adopting regulations as part of that same procedure that will apply only to that planned-unit development. Within that development, property is subject to the planned-unit development regulations and not to any other zoning regulations. Compliance with the planned-unit development regulations shall be determined by the board of township trustees or township zoning commission, as applicable. After the designation of the property as a planned-unit development on the zoning map and the simultaneous adoption of regulations that will apply only to that planned-unit development, any approval or disapproval of subsequent use or development of property in a planned-unit development as being in compliance with regulations established as authorized by this division shall not be considered to be an amendment or supplement to a township zoning resolution for the purpose of section 519.12 of the Revised Code, but may be appealed pursuant to Chapter 2506. of the Revised Code.
- (C) Pursuant to section 519.12 of the Revised Code, the board of township trustees may adopt planned-unit development regulations and amend the zoning map to rezone property as planned-unit developments. Any other zoning regulations and zoning districts that exist at the time a planned-unit development district is established under this division continue to apply within the planned-unit development district unless the board of the township zoning commission approves an application of an owner of property within the district to subject the owner's property to planned-unit development regulations under this division. Such an application shall be made in accordance with the planned-unit development regulations and shall include a development plan that complies with the planned-unit development regulations. Upon receiving such an application, the board of township trustees or township zoning commission, as applicable, shall determine whether the application and plan comply with the planned-unit development regulations. The board's or commission's determination shall not be considered to be an amendment to a township zoning resolution for purposes of section 519.12 of the Revised Code, but may be appealed pursuant to chapter 2506. of the Revised Code. If the board or commission makes a final determination that the plan included in the application complies with the planned-unit development regulations or, if the board's or commission's final determination is one of noncompliance, then if a court of competent jurisdiction makes a final nonappealable order finding compliance, the board or commission, as applicable, shall approve the application and upon approval shall cause the zoning map to be changed so that any other zoning district applied to the property that is the subject of the owner's application no longer applies to that property. The removal of the prior zoning district from the zoning map is a ministerial act and shall not be considered to be an amendment or supplement to a township zoning resolution for the purposes of section

519.12 of the Revised Code and may not be appealed pursuant to Chapter 2506. of the Revised Code.

Nothing in this section prevents a board of township trustees from authorizing a planned-unit development as a conditional use in the zoning resolution pursuant to section 519.14 of the Revised Code.

As used in this section, “planned-unit development” means a development which is planned to integrate residential, commercial, industrial, or any other use.

APPENDIX F
PRIVATE STREETS
Standards To Consider For
Residential Conservation Developments

Standard	Street Type					
	Single Access		“Loop Street” (two access points)			
			One-Way		Two-Way	
Dwelling Units Served	5-19(a)	20 or more	5-19	20 or more	5-19	20 or more
Minimum R-O-W	none	none	none	none	none	none
Design Speed	(b)	20 mph	(b)	20 mph	(b)	20 mph
Minimum Pavement Width	16 feet	20 feet	12 feet	16 feet	20 feet	25 feet
Minimum Horizontal Alignment	100 - 150 ft radius	200 ft radius	100 - 150 ft radius	200 ft radius	100 - 150 ft radius	200 ft radius
Vertical Alignment	(b)	20 mph design speed	(b)	20 mph design speed	(b)	20 mph design speed
Sidewalks	(c)	(c)	(c)	(c)	(c)	(c)
Curbs and gutters	(c)	(c)	(c)	(c)	(c)	(c)

- (a) Any single access street serving less than 5 units is considered a common drive.
- (b) Needs further evaluation.
- (c) Construction of these elements may be waived.

Sources:

American Society of Civil Engineers, National Association of Home Builders, and the Urban Land Institute. *Residential Streets 2nd ed.* Washington, D.C.: Urban Land Institute, 1990.

The Medina County Subdivision Regulations

APPENDIX F
EQUIVALENCY PROVISION
ALTERNATIVE LANGUAGE

This language is provided as an alternative to Section 160 J. Waivers.

J. EQUIVALENCY PROVISION

In reviewing a final development plan application, the Zoning Commission may find that the plan adheres to or is equivalent to the requirements of this Zoning Resolution.

1. The Zoning Commission may consider elements of a final development plan substantially complies with all specific requirements and with the purpose, intent and basic objectives of the zoning district;
 - a. The proposed final development plan substantially complies with all specific requirements and with the purpose, intent and basic objectives of the zoning district;
 - b. Through imaginative and skillful design in the arrangement of buildings, open space areas, streets, access drives and other features as disclosed in the application, the proposal results in a development of equivalent or higher quality than that which could be achieved through strict application of such standards or requirements; and
 - c. The development, as proposed, shall have no adverse impact upon the surrounding properties or upon the health and safety of the community.
2. The applicant shall have the responsibility to demonstrate to the Zoning Commission that the provisions of this Section have been satisfied. When evaluating the application with respect to this Section, the Zoning Commission shall make any finding of equivalency in writing, which explains how and why the proposal has satisfied the above criteria. When making such finding, the Zoning Commission may approve the proposed application, including waivers from the numerical standards herein, as if the application were in strict compliance with the standards and requirements in this Zoning Resolution.

Contact:

The Countryside Program, Kirby Date, Program Coordinator, P. O. Box 24825,
Lyndhurst, OH 44124; Phone: 216-295-0511; Fax: 216-295-0527; E-mail:
ninmile@en.com; Web: <http://www.countrysideprogram.org/>

See specifically: “Model Regulations for Residential Conservation Development,”
Draft First Revision April 2003, Part V, Draft Revision April 8, 2003, Appendix
A, *The Countryside Program: Conservation Development Resource Manual*, pp.
51-68.