

Conditional Zoning*

*To be approved on a site-by-site basis by the Board of Aldermen after the following:
Submitted list of uses. Conceptual sketch plan showing density, setbacks, etc.

Neighborhood Compatibility Meeting inviting individuals within 500 feet radius.

Possibility for Aldermen to require the following: Stormwater drainage plan, Traffic Impact Study, Environmental Impact Statement, etc.

Public hearing where applicant addresses concerns discussed by neighborhood, Planning board, and public.

Adoption no sooner than the second reading at the next Board of Aldermen meeting to allow sufficient time for plans to be updated to address concerns.

Triggers requiring Conditional Zoning

More than 1 principal building or use is proposed to be constructed on a single lot, or

Any building with a gross floor area of 5,000 square feet or more, or

Any multi-family residential complex of 5 or more units, or

Parcel 10 acre or greater in size

Cluster Development

(Type of Conditional Zoning allowed in residential districts to gain a density bonus of 1 additional unit per acre with additional conditions):

Only applicable to parcels 10 acres or greater in size

Suggested Conditions:

- Increased side/rear setbacks to 20 feet

- Open space equal to 10% of total project site

- Additional vegetative buffer