

# CONSERVATION DEVELOPMENT

## DOES MY DEVELOPMENT QUALIFY?

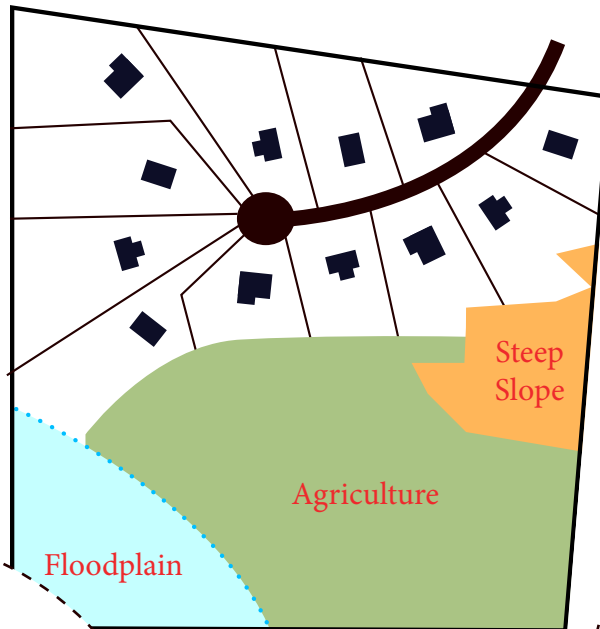
Conserved areas must be protected through an approved mechanism, such as a HOA or easement

15 acre minimum

Active agriculture land (excluding forestry and horticulture) of 10+ acres may be counted as double the amount of conserved space.

Conserved areas must be contiguous

50% or more must be conserved



(Primary)  
Conserved space can be:

- Agricultural lands
- 100 year floodplain
- Landslide risk areas
- 25% or greater natural slope
- Surface waters and buffers
- Wetlands

'Hillside' subdivisions may not be approved as Conservation Developments

(Secondary)  
*With Approval:*

- Natural land
- Undeveloped land
- Other areas

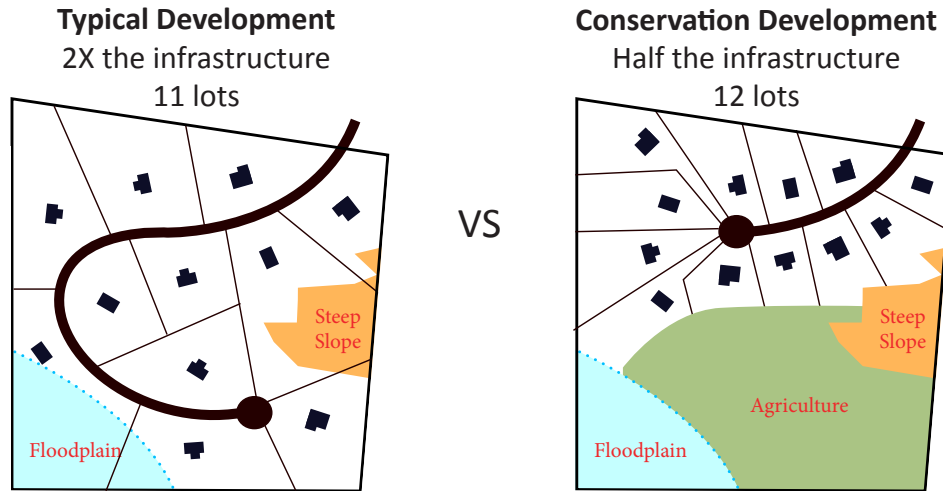
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# CONSERVATION DEVELOPMENT SUMMARY

## WHAT IS A CONSERVATION DEVELOPMENT?

This type of development provides design flexibility to allow for the preservation of conserved open space and dedicated farmland. The intent is to limit disturbed areas, and to preserve ridge tops, woodlands, open space, floodplain, landslide hazard areas, agricultural land, and other environmentally sensitive areas.



## WHAT ARE THE BENEFITS?

In exchange for conserving land, developers may gain additional density through smaller lot sizes and reduced setbacks based on the following table:

ZONING DISTRICT	MAXIMUM DENSITY		
	LOTS PER ACRE		
	PUBLIC SEWER	PUBLIC WATER & SEWER	NO PUBLIC WATER & SEWER
R-LD	1.0	1.0	1.0
R-1	3.0	5.0	1.4
R-2	3.0	7.0	1.4
R-3	4.0	7.0	1.4
NS / CS EMP / PS	4.0	8.0	1.4
CR	3.0	5.0	1.4

- Potential for **increased density** through smaller lot sizes and reduced setbacks
- **Reduced infrastructure costs** from fewer roads and improvements
- **No additional approvals** required beyond the typical subdivision review
- Non-motorized **passive recreation is allowed** in conserved non-ag. areas
- Land preservation is an **attractive selling points** for buyers
- Long term **health and quality of life** benefits for residents

## GOOD TO KNOW:

- Minimum lot frontage standards required in Sec. 70-66(g) are not applicable.
- Non-motorized passive recreation, such as running, walking, trails, gardening, and primitive camping are allowed in conserved areas. A maximum amount of passive recreation of 5% of the total tract acreage is allowed, but may not be operated within conserved agricultural lands.
- Conservation space shall be dedicated to, owned, and maintained in perpetuity by an approved HOA, Conservation Easement, Government body, or other protective entity or structure with County approval.