

<b>Topic:</b>	Conservation Districts & Subdivisions
<b>Resource Type:</b>	Regulations
<b>State:</b>	Georgia
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	County of Athens-Clarke
<b>Year (adopted, written, etc.):</b>	Unknown
<b>Community Type – applicable to:</b>	Urban; Suburban; Rural
<b>Title:</b>	County of Athens-Clarke Conservation Subdivision Ordinance
<b>Document Last Updated in Database:</b>	February 3, 2016

### ***Abstract***

This conservation subdivision ordinance establishes requirements for subdivision within the AR zone. These requirements include the retention of open space and the meeting of design standards.

### ***Resource***

#### **Sec. 9-5-4. Conservation subdivision.**

Subdivision within the AR zone of more than two lots is permitted as a special use under a Type II procedure pursuant to the provisions of chapter 9-20 (Special Uses) if the following conditions are met:

- A. A minimum of 50 percent of the total acreage is retained as "open space" and the remaining 50 percent or less of the total acreage is subdivided into a total number of lots to be determined applying an average density of one unit per acre on the total gross acreage of the subject property; and
- B. The subdivision meets all of the design standards for a conservation subdivision (section 9-25-14).

Subdivision of the property in this manner shall constitute a conservation subdivision for the purposes of this section.

- C. Adequate guarantee shall be provided for the permanent retention as "open space" for all of the residual open land area. The guarantee shall be in the form of private reservation for the use of the project through restrictive covenants (for subdivisions that contain at least 15 lots), deed restrictions, or similar documents, or through dedication as common open space, or as land held in a common undivided interest dedicated to a recognized land trust. The care and maintenance of such private open space areas shall be similarly provided for. The ownership, uses, limitations of use and maintenance of such open space shall be contained in a written management plan submitted for approval pursuant to the provisions

of section 9-25-14 at the time of application for special use approval of the conservation subdivision.