

ARTICLE V ZONING USE REGULATIONS

SECTION X. FLEXIBLE REVIEW DISTRICT

- A. Minimum Site Size. There is no minimum site size for the FRD district.
- B. General Requirements. The provisions of the zoning ordinance regulating uses, dimensional standards, and development and design standards shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this Ordinance.
- C. Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures:
 - 1. No structure shall be erected within twenty-five (25) feet from any external lot line of any FRD district with the following exceptions:
 - a. Where the property to be rezoned FRD is between two (2) and five (5) acres, no structure shall be erected within twelve-and-a-half (12 ½) feet from any external lot line.
 - b. Where the property is less than two (2) acres, no structure shall be erected within five (5) feet from any external lot line.
 - c. Where land uses within the FRD district are the same as uses permitted in the adjoining properties outside the FRD district, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.
 - 2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the FRD district. The Planning Commission and Town Council ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance.
- D. Development Standards. The standards set forth in **Article 6, Dimensional Requirements** may serve as a guide for the FRD district. However, variations are permitted. Applicants for the FRD district shall discuss variations with the Zoning Administrator prior to submitting their rezoning application.
- E. FRD Application Process and Preliminary Development Plans:
 - 1. Prior to submitting a FRD district application, the applicant is required to meet with the Zoning Administrator for a pre-application conference to avoid undue delay in the review process after the application is submitted.
 - 2. Applications for the FRD district shall include the following:

- a. Preliminary Development Plan. The applicant shall submit one (1) printed site plan and one (1) electronic site plan, which shall include the following:
 - (1) A boundary survey with vicinity map, title block, scale, and north arrow.
 - (2) Total number of acres of overall site.
 - (3) Location and orientation of existing and proposed buildings, including square footage.
 - (4) Primary traffic circulation pattern, including external and internal points of ingress and egress.
 - (5) Location of parking areas and approximate number of parking spaces per use.
 - (6) Any such information or descriptions as may be deemed reasonably appropriate for review.

 - b. Natural Resources Inventory. The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:
 - (1) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
 - (2) Topographic contour lines at four (4)-foot intervals.
 - (3) Stream and Floodplain information.
3. Statement of Intent. The applicant shall submit one (1) paper copy and one (1) electronic copy of a report setting forth the characteristics of the proposed FRD district including the following:
- (1) A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 - (2) A statement setting forth the proposed development schedule.
 - (3) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 - (4) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
 - (5) A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
 - (6) A statement describing the landscaping and screening of proposed project.
 - (7) A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
 - (8) A statement describing pedestrian access and circulation throughout the project.
 - (9) Any such information or descriptions as may be deemed reasonably appropriate for review.

- F. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Site Development Plans in the FRD district shall adhere to the review and submittal requirements set forth in **Article IX, Zoning Administration**.
- G. Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Town of Campobello Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.
- H. Changes to FRD Districts. Changes to an approved FRD district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the FRD records.
1. Major Changes. Changes to an approved FRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by Town Council in accordance with the amendment procedures established in **Article IX, Zoning Administration** of this ordinance.

After approval of a major change by Town Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with **Article IX, Zoning Administration**. Examples of major changes may include, but are not limited to the following:

- (1) Boundary changes.
 - (2) Decrease in open space.
 - (3) Increase or decrease in number of ingress and egress points.
 - (4) Changes to less restrictive land uses, e.g. residential to commercial.
 - (5) Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the FRD district.
2. Minor Changes. Changes to an approved FRD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Zoning Administrator provided that no minor change may be approved by the Zoning Administrator which is in conflict with specific conceptual considerations previously approved by Town Council. Examples of may include, but are not limited to the following:
 - (1) Reductions in density, signage, or square footage.
 - (2) Increases in landscaping, open space, or setbacks.
 - (3) Minor changes to landscaping, lighting, parking, or signage.
 - (4) Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of FRD to another.