



Habitat Friendly Design Solutions

Title 13 Model Code: Examples of Development Standards Under Clear and Objective Approach

Mixed Use, Commercial, Industrial Zones on Single Lots

Legend



High Conservation Area



Moderate Conservation Area



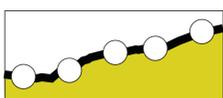
Low Conservation Area



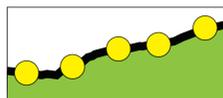
Disturbance area



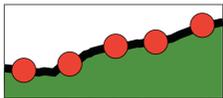
Stream direction of flow



Low HCA Boundary



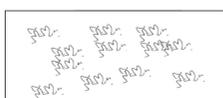
Moderate HCA Boundary



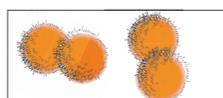
High HCA Boundary



Forest canopy

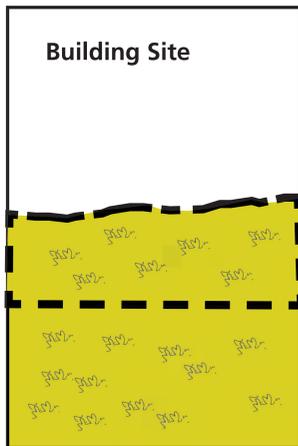


Meadow



Mitigation plantings

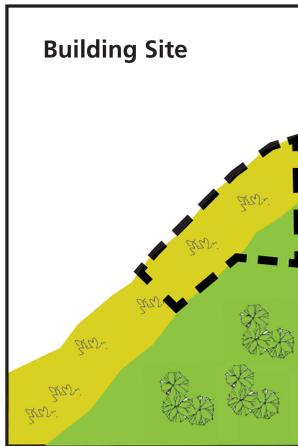
Building Site



Example 1

- 1 acre lot located partially within a HCA
- Half of the lot (20,000 square feet) is located within a Low HCA
- 50% disturbance (10,000 square feet) of the Low HCA is allowed by right
- Mitigation for development requires 100 trees and 500 shrubs per 10,000 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review

Building Site



Example 2

- 1 acre lot located partially within a HCA
- 28% (12,000 square feet) of lot is within Moderate HCA; 23% (10,000 square feet) of the lot is within Low HCA
- **6,800 square feet of disturbance area is allowed by right (15% of Moderate HCA and 50% of Low HCA)**
- Mitigation for development requires 68 trees and 340 shrubs per 6,800 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review

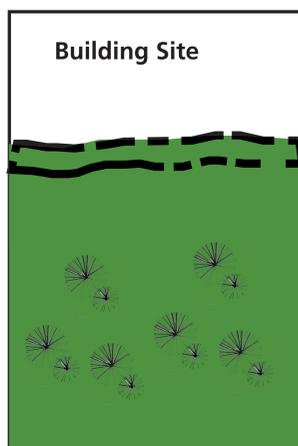
Building Site



Example 3

- 1 acre lot located partially within a HCA
- 20% (8,700 square feet) of lot is within Moderate HCA
- 1,300 square feet of disturbance area is allowed by right (15% of Moderate HCA)
- Mitigation for development requires 13 trees and 65 shrubs per 1,300 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review

Building Site



Example 4

- 1 acre lot located partially within a HCA
- 70% (30,500 square feet) of lot is within High HCA
- 3,050 square feet of disturbance area is allowed by right (10% of High HCA)
- Mitigation for development requires 31 trees and 153 shrubs per 3,050 square foot disturbance area
- Mitigation on-site, then off-site under streamlined discretionary review
- Possible for multi-family development; may not be practical for commercial or industrial