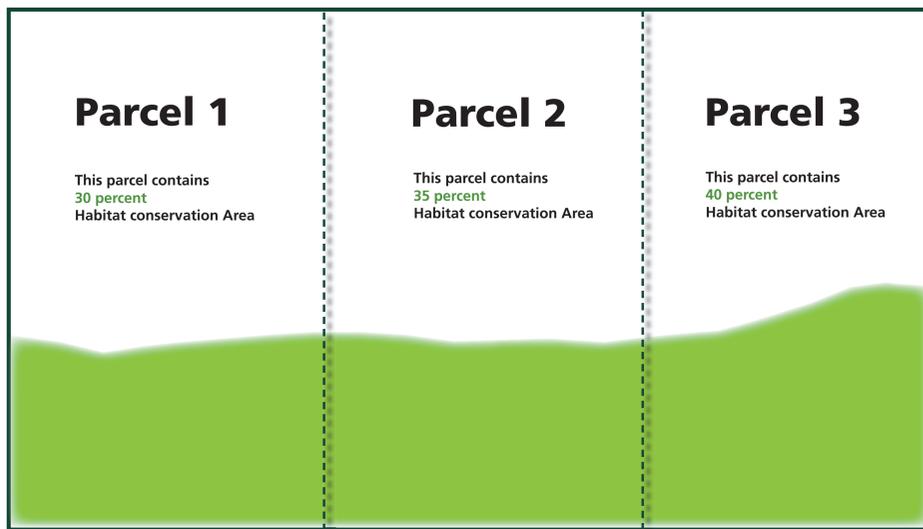




# Habitat Friendly Design Solutions

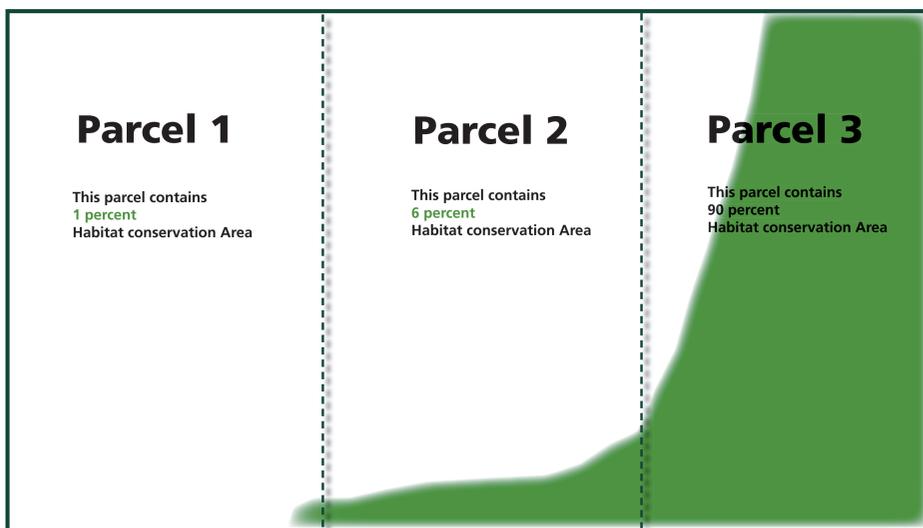
## Title 13 Model Code: Examples of Development Standards Under Clear and Objective Approach

### Partitions of Properties: Example Dividing One Property in Three Parcels



#### Example 1

- This partition meets the clear and objective approach because the Habitat Conservation Area is distributed somewhat equally among the three parcels
- The maximum difference in the percentage of HCA on the three parcels is 10% (HCA ranges from 30% to 40%), a range allowed under the Model Code



#### Example 2

- This partition does not meet the clear and objective approach because the Habitat Conservation Area is distributed very disproportionately among the three parcels
- The maximum difference is 89% between the three parcels (1% HCA on parcel one and 90% of HCA on parcel three)
- To achieve this partition, the applicant must go through discretionary review to demonstrate that this is the only practicable way to partition
- Alternatively, the applicant could designate the HCA located on parcel 3 as unbuildable and develop the other two lots. Parcel 3 would be protected by a restrictive covenant or a public dedication.