

**Figure 1 - Required Setbacks**

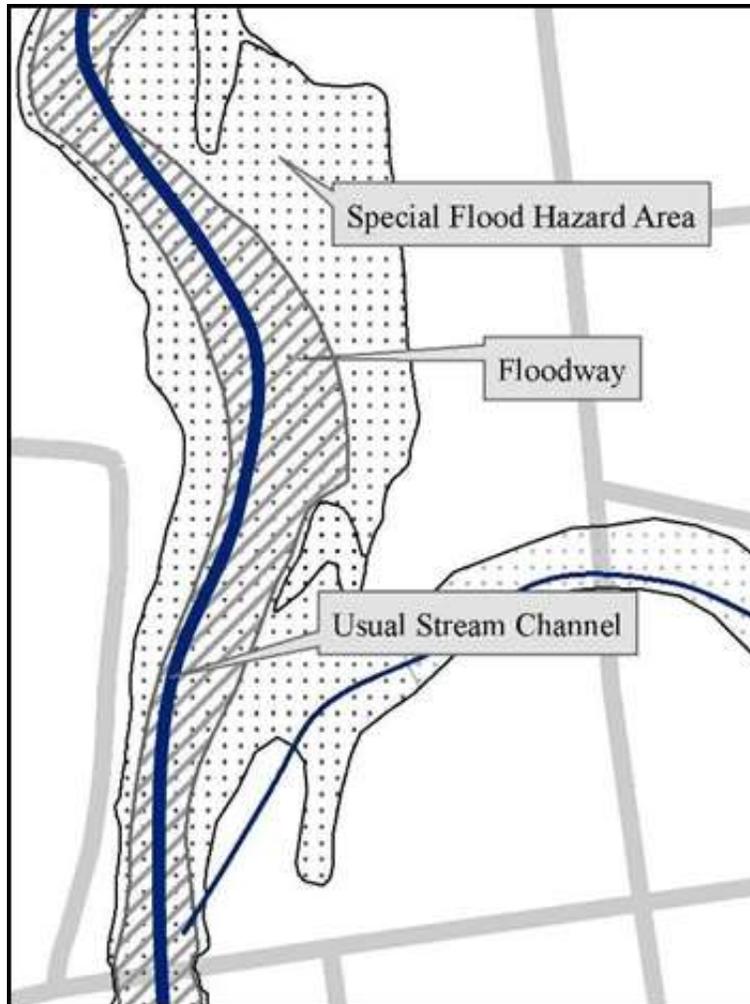


Figure 2 – Special Flood Hazard Area and Floodway Schematic

**Definitions (per §226)**

**Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Special flood hazard area (SFHA)** - The floodplain within a community subject to a 1% or greater chance of flooding in any given year. The area is usually labeled Zone A, AE, AH, AO or AI-30 in the most current flood insurance study and on the FIRMs published by FEMA.

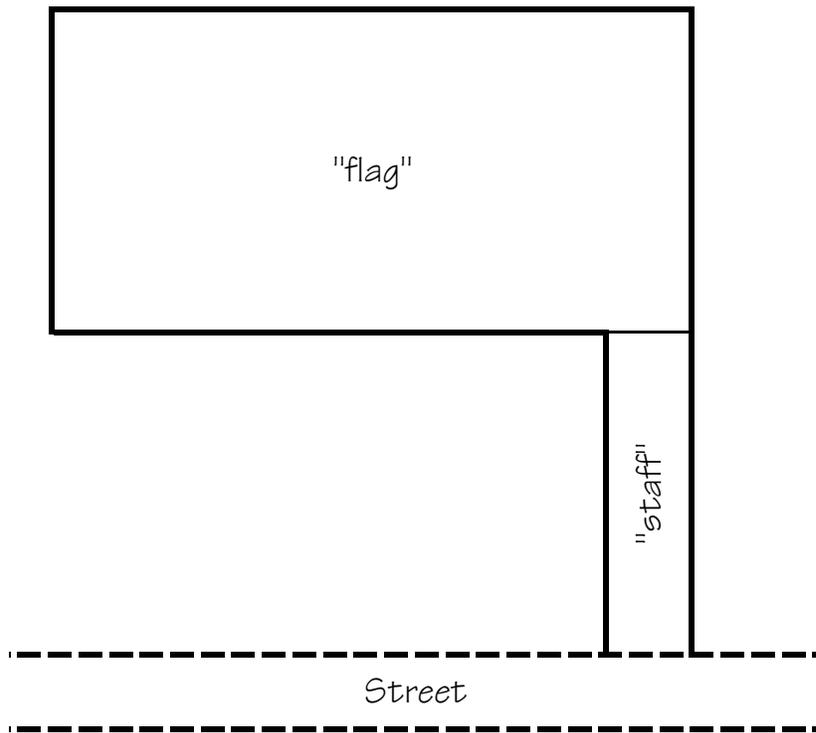


Figure 3 - Flag Lot

**TABLE 1 - §506.B.1.b. CONSERVATION SUBDIVISIONS**

**Requirements**

**CREATED LOTS\***

<b>Min. lot size</b>	1 ac.
<b>Max. lot size</b>	2½ ac.
<b>Min. # lots</b>	3
<b>Max. # lots</b>	8
<b>Min. lot width</b>	100 ft.

<p><i>*If a created lot is smaller than the District's requirement for min. lot size/dwelling unit, the lot may still be developed with a single-family dwelling.</i></p>
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**CONSERVATION AREA**

**Min. lot size**      10 ac. or 2x total area of created lots, whichever is larger

This table is intended to show an example of the range of the smallest original lot size required to utilize the conservation subdivision provisions. All lot sizes are in acres.

no. of created lots	size of created lots**	total area of new lots	min. size of conserved area	min. size of original lot
2	(min.) 1 ac.	2 ac.	10 ac.	12 ac.
	(max.) 2½	5	10	15
3	1	3	10	13
	2½	7½	15	22½
4	1	4	10	5
	2½	10	20	30
5	1	5	10	15
	2½	12½	25	37½
6	1	6	12	18
	2½	15	30	45
7	1	7	14	21
	2½	17½	35	52½
8	1	8	16	24
	2½	20	40	60

\*\* This table assumes all of the created lots are the same size and either the smallest (1 ac.) or largest (2½ ac.) allowed. It is not a requirement that all the created lots must be the same size.