

DEVELOPMENT PROJECTS, unless already satisfied within that BLOCK face.

- c. Unless otherwise specified on the REGULATING PLAN, no curb cut is permitted within 75 feet of another curb cut, intersection, or driveway along the same STREET-SPACE FRONTAGE. Driveways accessed from ALLEYS are exempt from this requirement.
- d. If a street location is adjusted according to the process established in *Section C.1.b.* above, the perimeter of the newly created BLOCKS shall not exceed 1,300 feet on average within any DEVELOPMENT PROJECT or Neighborhoods Special Revitalization District subarea.

3. Alleys

- a. ALLEYS must provide access to the rear of all BES SITES, except where a BES SITE is on a perimeter common to non-developable or conservation lands or where a BES SITE has streets on three sides and the absence of an ALLEY would not deprive an adjacent neighbor of rear access.
- b. For new ALLEYS or portions thereof, public access, public utility, and drainage shall be dedicated via an easement or in a form suitable to the County/County Manager.
- c. ALLEYS may be incorporated into parking lots as standard drive aisles. Access from ALLEYS to all adjacent properties shall be maintained. Access between adjacent parking lots across property lines is required.
- d. Where an ALLEY does not exist and is not feasible to construct the ALLEY or a portion thereof at the time of redevelopment of any property, the applicant is required to dedicate the ALLEY right-of-way to the County (for future construction) and maintain the area within the rear setback by, at a minimum:
 - (i) Providing routine landscape maintenance to the area.
 - (ii) Keeping the area clear of debris, stored materials, and stored or parked vehicles.

4. Public Spaces

Where new PUBLIC SPACES are indicated on the REGULATING PLAN, the developer is required to provide the identified type of PUBLIC SPACE and/or dedicate the land in fee to the County, in the designated location, meeting the requirements in *Part 5. Street-Space and Open Space Standards.*

D. Preserved Natural Areas

PRESERVED NATURAL AREAS are located throughout the Neighborhoods Special Revitalization District, including small and large areas designated due to steep slopes, watersheds, mature tree stands, or other environmental reasons. These areas are undeveloped and have limited accessibility. Preserving these areas will provide opportunities for urban wildlife observation, environmental education, and engaging in restoration activities.

1. As development occurs, these areas shall remain natural and conform to the County's standards as defined in the Urban Forestry Master Plan and the Natural Resources Management Plan.
2. The specific boundaries of natural areas shall be determined through verified surveys completed by the developer at the time of the FBC proposal. The resulting line will be treated as the limit of disturbance, protecting the natural areas during construction of the development proposal.
3. In coordination with the County Staff, the developer shall:
 - a. remove invasive plant species
 - b. design and construct shared paths if one is shown on the REGULATING PLAN.
 - c. grant public access easement if natural area intersects with an existing trail or includes a proposed shared path.

E. Regulating Plan Changes

Any amendment or change to the REGULATING PLAN, beyond those specified above, will be an amendment of this Code. See *Part 2. Administration*.

302. The Regulating Plans

The following pages include small scale REGULATING PLANS for the District subareas. REGULATING PLANS are available as AutoCAD files from the County to indicate the place-specific details with more precision. Contact the Columbia Pike Initiative Coordinator for more details.

A. Regulating Plan Key

Currently being formatted



Special Circumstances:

Carver Homes Site: A maximum of 60 TOWNHOUSES, of which 1/3 (20) may accommodate ENGLISH BASEMENT ACCESSORY UNITS or ACCESSORY UNITS, for a maximum density of 80 units.

