

Policy I-4.2.2 Green Swamp Ridge Future Land Use Category

Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of wetlands is transferable to the uplands of a project site.

Residential development shall require a PUD and dedication of a minimum of 40 percent of the net buildable area of the project site as common open space.

Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net buildable area of the site for commercial use. Strip commercial is prohibited.

The maximum intensity of this category shall be 0.25 F.A.R. except for civic uses which shall be 0.35 F.A.R. The maximum Impervious Surface Ratio shall be 0.45 and building height shall be limited to 40 feet.

Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for development equal to or greater than one dwelling unit per net buildable acre.

Development orders shall be issued with a condition that specifies a regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

TYPICAL USES INCLUDE:

- Residential;
- [Agriculture and forestry](#);
- Day care services;
- K-12 schools;
- Religious organizations;
- Passive parks;
- Civic uses;
- Religious organizations; and
- Commercial uses, including services and retail trade, of 5,000 square feet or less per parcel. However, the square footage can be increased to the maximum FAR and ISR, providing that the development meets or exceeds the sustainable building rating and certification system, and retains the first three inches (3") of stormwater runoff on the property.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Nursing and personal care facilities;
- Outdoor Sports and recreation clubs;
- Animal specialty services;
- Public order and safety;
- Utilities;
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern; and
- Active parks and recreation facilities.