

2.3 RESIDENTIAL POLICIES

There has been a substantial increase in both single family development and multiple family development between 1975 and 2001. The number of single family units has increased from 740 units in 1975 to 1350 units in 2001. Multiple family units have increased from 130 in 1975 to 587 in 2001.

The potential residential growth for New Minas is 671 units. This is based on 84 approved vacant lots (2001 data), and calculating potential lots @ 2 lots/available acre equalling 452 lots as well as factoring in multi-unit dwellings at 25 % of these lots giving 135 units.

The residential designations within the Plan are intended to provide for diversified residential development within the Village. A variety of dwelling types shall be encouraged to meet the needs of varying age groups, different family sizes and a wide range of family incomes.

Day care facilities are a necessary service in light of prevalent social trends such as the increase in single parent families and two income households. They provide secondary care to individuals who may not be able to safely care for themselves, such as children, elderly, and others.

Permitting day care facilities in residential areas would allow such facilities to develop in a safe and quiet environment for the individual requiring care as well as a convenient and accessible location for the primary care-provider. However, some activities that may be associated with day care facilities, such as noise, an increase in traffic, and changes to the physical appearance of a property, may detract from the residential character of an area. Council's intent is to allow day care facilities providing for care for more than fourteen people in Residential Districts by Development Agreement, which allows for individual consideration of each proposal.

The use of development agreements allows Council to consider the merits of each proposed development in relation to policies contained in the Municipal Planning Strategy. These policies direct larger day care facilities to land fronting on and having direct access to collector or arterial roads; ensure water and sewer services are sufficient to accommodate the proposed use; and allow for the negotiation of various site characteristics in order to minimize any negative aspect of the proposed use that may affect adjacent residential uses.

Businesses operated from homes in residential districts not only provide the home office or studio facilities for business conducted primarily off-site, they can provide convenient employment opportunities for those physically challenged or those with home care responsibilities.

Some Home Occupations and Urban Home Based Businesses can be intrusive while others may occur without disrupting residential neighbourhoods. Recognizing the economic value as well as the potential conflict, Urban Home Occupations and Home Based Businesses are limited to those that can integrate well in residential areas.

The area of Prospect Road, west of the 101 Connector Road is distinct in terms of development potential and character from the area of Prospect Road located east of the 101 Connector Road. The western section of Prospect is primarily residential, is not connected to central water or sewer

services and generally has larger lot sizes. Due to its low-density residential nature and proximity to the adjacent commercial area east of the 101 Connector Road it may be a natural area for more intensive types of home-based business, such as auto repair shops.

In seeking to provide opportunities for economic development, Council recognizes that part of the solution lies in land use policies that facilitate self-employment and promote entrepreneurship. The Municipality can support the original business incubator - the home based business - through the planning process. By judiciously matching the location of more prominent residential based commercial enterprises with residential areas mainly along major automobile and pedestrian routes, Council has concluded that home based businesses will enrich the surrounding residential neighbourhood and generally strengthen the economic base.

Rather than open up all residential neighbourhoods to more commercial development than presently allowed for in the Land Use Bylaw under current Urban Home Occupation provisions, Council will establish another area-specific category of residential business use. Council's objective is to allocate lands for an expanded range and scale of home based businesses only where considered compatible with the surrounding land uses. There are two guiding principles for setting standards for and identifying appropriate areas for home based business. The first requirement is that the appearance and activity level of the home based business remains secondary to the residential use of the land in the residential zone (as for Home Occupations), and that the areas zoned to permit increased options for businesses are confined to residential streets or enclaves which are already characterized by higher traffic volumes, traffic generation or relatively intensive land use. Finally, resident tolerance for activities associated with home-based businesses varies among neighbourhoods. Therefore, Council may also weigh the social values intrinsic to a particular area in terms of allowing for the co-existence of commercial and residential uses in primarily residential settings

The property located at 1019 Roy Avenue is a relatively large parcel of land in the western section of New Minas. The property abuts the Kentville Research Station and is buffered by large older trees from the 101 Connector Road and the adjoining properties, which makes the property somewhat secluded and rural in nature. Given the special features of this lot, Council may consider a site-specific development agreement for commercial uses that would complement and take advantage of these features.

POLICIES

1. *It shall be the policy of Council to designate and geographically delineate six neighbourhood areas on the Residential Neighbourhood Map # 2.*

The purpose and function of designating neighbourhoods is to:

- i. *Monitor and project growth rates to aid in planning for the provision of neighbourhood services and amenities such as water and sewer services, parks and playgrounds and social services.*

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- iv. *Areas approved for mobile homes must contain a minimum of ten (10) lots.*
 - v. *Areas approved for mobile home subdivisions may also contain conventional one and two family dwellings.*
 - vi. *Individually sited mobile homes are not permitted on subdivision streets where the lots in the subdivision have been designed and intended for conventional single family housing, and approved by the Municipal Development Officer.*
8. *It shall be the policy of Council that the agreement referred to in Policy 7 shall be accompanied by a site plan showing the proposed site characteristics including buffering, and general location of buildings, and that development of land will be in accordance with the site plan. The development shall be binding until the agreement, or part thereof, is discharged by the Municipality. The conditions of the agreement may regulate any of the following and other conditions Council may deem necessary:*
- i. *Adequate buffering.*
 - ii. *The provision of services including water, sewer, storm drainage, roads and street lights.*
 - iii. *Size of lots.*
 - iv. *Accessory uses.*
 - v. *Signs.*
 - vi. *Time limit for the initiation and completion of the proposal.*
 - vii. *Site design.*
 - viii. *Any other similar matters which Council feels necessary to ensure the general compatibility of the use with adjacent residential uses.*
9. *It shall be the policy of Council to designate lands located north and west of Aalders Avenue as Residential/Multiple Family, on the Future Land Use Map. This designation recognizes the suitability of these lands for Multiple Family development being located in close proximity to the Business District, school and the proposed north collector. These lands will be zoned Residential/Multiple Family (R3) in the Land Use Bylaw, which will permit a variety of uses including row houses, town houses and apartment buildings.*
10. *It shall be the policy of Council to consider multiple family development including apartment houses, town houses and family care group homes in residential districts by a development agreement under Section 225 of the Municipal Government Act, subject to the following conditions:*

- i. *The privacy of adjacent single family dwellings will be maintained through the provision of natural or artificial buffering.*
 - ii. *The architectural design and landscaping will be compatible with the character of the residential neighbourhood.*
 - iii. *The building does not interfere with the sunlight received by adjacent dwellings.*
 - iv. *The building is located at a sufficient distance from the property line and/or adjacent dwellings and the design is such so as not to interfere with the privacy of adjacent residents.*
 - v. *Sufficient on-site parking is provided to accommodate all the residents plus visitors, and the parking will be located in such a manner as to minimize the adverse impacts to adjacent residents and to the residential neighbourhood as a whole.*
 - vi. *A suitably located landscaped amenity area, comprising a minimum of 10% of the total area of the proposed development, will be provided to meet the needs of the multiple family development. The location and configuration of the amenity area must be suitable for open space/leisure activities usually associated with a residential use. If the multiple family development is designed to accommodate children, this amenity area will include a play area designed to meet the needs of the expected number of children that will inhabit the building.*
 - vii. *The proposed densities do not exceed the following:*

<i>Town Housing</i>	-	<i>16 unit/net acre</i>
<i>Apartment Housing</i>	-	<i>30 unit/net acre</i>
- For the purpose of this Plan, net acre is defined as the land remaining after the required land has been obtained for public purposes such as roads and open spaces.*
- viii. *Village water and sewer services are sufficient to accommodate the proposal.*
 - ix. *The proposal has direct access to a collector or arterial road as designated on the Future Land Use Map and is located such that associated traffic does not interfere with low density housing on local streets. Direct access may include a new street if no single family housing is to be located on the new street.*
 - x. *The proposal must, as a minimum, meet the lot size, lot coverage, frontage, parking and yard requirements of the Multiple Family Residential Zone.*
11. *It shall be the policy of Council that for the purpose of this Plan, a Family Care Group Home is a facility consisting of a residential dwelling which provides shelter, rehabilitation, room and board, and adult supervision in a family environment to individuals who for*

various reasons, cannot reside in their natural homes, and which facility is duly recognized and licensed if necessary, by the Provincial authority having jurisdiction over its activities.

12. *It shall be the policy of Council that the agreement referred to in Policy 10 shall be accompanied by a site plan showing the proposed site characteristics including landscaping, buffering and location of buildings, and that the development of land will be in accordance with the site plan. The development agreement shall be binding until the agreement, or part thereof, is discharged by the Municipality. The conditions of the agreement may regulate any of the following and other conditions Council may deem necessary:*
- i. Landscaping including natural or artificial buffering to reduce potential conflict.*
 - ii. Architectural compatibility with existing and neighbouring structures in terms of design, scale and building materials.*
 - iii. Access, traffic circulation and parking.*
 - iv. Minimum and maximum size of lots.*
 - v. Location, height, number of stories, area and bulk of buildings and other structures.*
 - vi. Percentage of land that may be built upon, and the size of yards, courts and other open spaces.*
 - vii. The provision of services and utilities.*
 - viii. Time limits for the initiation and completion of construction.*
 - ix. Any other similar matters which Council feels necessary to ensure the general compatibility of the use and structure with adjacent residential uses.*
13. *It shall be the policy of Council to make an exception from criteria 10 (ix) above to permit access onto local roads under the following conditions for Senior Citizen Housing:*
- a. Where a proposed development has frontage on both a collector and a local street, the project may have a one-way entrance or exit onto a local street. This will only be permitted where it has been demonstrated the access onto the local road is required for reasons of traffic safety; or*
 - b. Access onto a local road will be permitted, provided the total number of units does not exceed the lesser of:*
 - i. The number of single family lots fronting on the street; or*
 - ii. A maximum of 25 units in the project.*

14. *It shall be the policy of Council to encourage and facilitate pedestrian movement throughout residential districts, i.e. between residential uses and schools, playgrounds, and shops through the inclusion of pedestrian walkways, crosswalks, and sidewalk construction.*
15. *It shall be the policy of Council to ensure the provision of off-street parking in residential areas.*
16. *It shall be the policy of Council to request the provision of buffers between residential development and railroads, expressways and land uses that are incompatible with residential uses.*
17. *It shall be the policy of Council to provide for Home Day Care Operations similar to Urban Home Occupations. The Land Use Bylaw will define Home Day Care, which will be limited to operations providing care to no more than 14 people.*
18. *It shall be the policy of Council to consider the development of day care facilities providing care for more than fourteen (14) people in residential districts by development agreement subject to the following conditions:*
 - i. *The proposed use shall be located on land fronting on and having direct access to a collector or arterial road as designated on the Future Land Use Map.*
 - ii. *Water and sewer services are sufficient to accommodate the proposed use.*
 - iii. *Signage for the proposed use shall be limited to a single sign not exceeding a maximum sign area of ten (10) square feet.*
 - iv. *The submission of a site plan showing the proposed development including the building, outdoor play area, parking and drop-off area, sign location, buffers and landscaping. The site plan shall form a part of the development agreement and the development of the site shall be in accordance with the site plan as approved by Council.*
19. *In further consideration of such development agreements, it is the policy of Council to have regard for the following matters:*
 - i. *The suitability of the site for the proposed use in terms of size, steepness of grades, location of watercourses and other physical features.*
 - ii. *Compatibility of the proposed building with the surrounding residential area in terms of architectural design, scale and building materials.*
 - iii. *Provision of buffers in the form of setbacks, landscaping, screening or fences to mitigate any objectionable aspects of the proposed use that may detrimentally affect adjacent uses.*

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- iv. *The effect of the proposed use on the street network in terms of traffic volumes, traffic circulation, sighting distances, and access to and from the site.*
 - v. *Provision of adequate off-street parking and drop off area.*
20. *It shall be the policy of Council that the terms of the agreement may regulate any of the following and other conditions required to fulfill the intent of the Municipal Planning Strategy in accordance with the provisions of the Municipal Government Act:*
- i. *Landscaping.*
 - ii. *Architectural compatibility with existing adjacent structures.*
 - iii. *Access, traffic circulation and parking.*
 - iv. *Minimum lot size.*
 - v. *Location, height, number of stories, area and bulk of buildings.*
 - vi. *Percentage of land that may be built upon, and the size of yards, courts and other open space.*
 - vii. *Time limits for initiation of construction and the time when and conditions under which the agreement shall be discharged.*
21. *It shall be the policy of Council to provide for the establishment of Urban Home Occupations as accessory uses to a residential use. The Land Use Bylaw will define Urban Home Occupations that will be permitted in New Minas. Such uses will be limited to those that will not involve a change to the residential character of the residence or be likely to require additional parking. The Land Use Bylaw will include provisions as follows:*
- i. *The employees will be limited.*
 - ii. *The amount of floor area to be devoted to the non-residential use will be limited.*
 - iii. *Signs will be strictly controlled.*
 - iv. *No alterations to the structure that would alter its residential character will be permitted.*
 - v. *Storage and display will be prohibited.*
 - vi. *Uses requiring outdoor storage or display or which would in any way alter the residential nature of the structure will be prohibited.*

22. *It shall be the policy of Council to provide for the establishment of Bed and Breakfast operations similar to Urban Home Occupations. The Land Use Bylaw will define Bed and Breakfasts that will be permitted in New Minas. The Land Use Bylaw will require adequate parking to accommodate the operation and will prohibit Bed and Breakfast operations on Interior Local Roads as defined in Policy 2.5.4 (iii) of this Plan.*

23. *It shall be the policy of Council to permit by Development Agreement the establishment of auto repair shops in the residential district along the area of Prospect Road located west of the 101 Connector Road subject to the following conditions:*

- a. The property shall be located outside the New Minas Wellfield Protection Zones*
- b. The lot must be a minimum of 100,000 square feet in size*
- c. On site sewer and water area sufficient to meet the needs of the proposed use*
- d. The property must front on Prospect Road, west of the 101 Connector Road*

The Development Agreement shall have provisions regarding the following:

- i. Provision of adequate on-site parking and car storage areas.*
- ii. Number of employees.*
- iii. Hours of operation.*
- iv. Landscaping and buffering.*
- v. Architectural compatibility with existing adjacent structures.*
- vi. Access, traffic circulation and parking.*
- vii. Time limits for initiation and construction.*
- viii. Signage, and display.*
- ix. Outdoor storage or display which would in any way alter the residential nature of the structure will be prohibited.*
- x. Site maintenance and appearance.*

24. *It shall be the Policy of Council to provide for commercial uses as Home Based Businesses accessory to residential uses in the Growth Centre of New Minas. The Land Use Bylaw will define Home Based Business as a category of Home Occupations. Council will establish Home Based Business "sub" zones in the Land Use Bylaw. A letter "B" extension following the standard Residential R2 Zone, such as "R2-B" on the*

- Zoning Map, will express the Home Based Business sub zones. Council may by amendment to the Land Use Bylaw, amend the New Minas zoning map by changing an R2 Zone to R2-B.*
25. *Council intends to regulate the intended use and physical attributes of a Home Based Business to ensure it does not involve a change to the residential character and appearance of the residence. The Land Use Bylaw will include the following provisions to control the size and intensity of the use and ensure it remains in keeping with the intent of this policy:*
- i. The number of non-resident employees will be limited.*
 - ii. The amount of floor area to be devoted to the non-residential use will be limited.*
 - iii. Signs will be strictly controlled.*
 - iv. Parking will be strictly controlled.*
 - v. Alterations to the structure that would change the exterior residential appearance of the dwelling or accessory structure will be prohibited.*
 - vi. Storage and display will be limited.*
 - vii. Uses requiring outdoor storage or display or which would in any way alter the residential nature and appearance of lot and structures will be prohibited.*
26. *Council in considering a rezoning from a standard R2 zone to a Home Based Business subzone, shall have regard to the following:*
- i. the subject property(s) shall have frontage on and direct access to a designated major collector street; and*
 - ii. Policies for amending the Land Use Bylaw contained in Part 6 of this Strategy.*
27. *Council may consider a rezoning from an R2-B, subzone to a corresponding R2 Zone. In considering a zoning map amendment, Council shall have regard to the Policies for amending the Land Use Bylaw contained in Section 3.3 Amendment to the Land Use Bylaw.*
28. *It shall be the policy of Council to consider the establishment of a Wellness Centre and an Inn at 1019 Roy Avenue, PID # 55209035, by development agreement. The development agreement shall have provisions regarding the following:*
- i. Types of uses, including maximum class size and maximum number of classes per week.*

- ii. *Landscaping and buffering.*
 - iii. *Hours of operation.*
 - iv. *Parking.*
 - v. *Access, traffic circulation and parking.*
 - vi. *Time limits for construction.*
 - vii. *Square footage of use and building size.*
 - viii. *Site maintenance and appearance.*
29. *It shall be the policy of Council to consider the establishment of an addictions rehabilitation and counselling centre at 113 Cornwallis Avenue, by development agreement. In considering a development agreement, Council shall have regard to the following criteria:*
- a. *The privacy of adjacent dwellings will be maintained through the provision of natural or artificial buffering.*
 - b. *The architectural design and landscaping of the buildings will be compatible with the character of the residential neighbourhood.*
 - c. *The building does not interfere with the sunlight received by adjacent dwellings.*
 - d. *The building is located at a sufficient distance from the property line and/or adjacent dwellings, and the design is such so as not to interfere with the privacy of adjacent dwellings.*
 - e. *Village water is sufficient to accommodate the proposal.*
 - f. *On-site sewer or Village sewer services are sufficient to meet the needs of the proposed use.*
 - g. *Signage for the proposed use shall be limited to a single sign not exceeding a maximum sign area of six (6) square feet.*
 - h. *The proposed use must, as a minimum, meet the lot size, lot coverage, frontage, parking and yard requirements of the Institutional Zone.*
30. *It shall be the policy of Council that the agreement referred to in Policy 29 shall be accompanied by a site plan showing the proposed site characteristics including landscaping, buffering and location of buildings, and that the development of land will be in accordance with the site plan. The development agreement shall be binding until the agreement, or part thereof, is discharged by the Municipality. The conditions of the*

agreement may regulate any of the following and other conditions Council may deem necessary:

- a. Landscaping including natural or artificial buffering to reduce potential conflict.*
 - b. Architectural compatibility with adjacent residential uses in terms of design, scale and building materials.*
 - c. Access, traffic circulation and parking.*
 - d. Maximum number of overnight participants.*
 - e. Minimum size of lot.*
 - f. Location, height, number of stories, area and bulk of buildings and other structures.*
 - g. Sign location.*
 - h. Percentage of land that may be built upon, and the size of yards, courts and other open spaces.*
 - i. The provision of services and utilities.*
 - j. Hours of operation.*
 - k. Any other similar matters which Council feels necessary to ensure the general compatibility of the use with adjacent residential uses.*
- 31. The Residential Comprehensive Development District (RCDD) is intended to allow for comprehensive planning of new residential neighbourhoods by development agreement. RCDD development agreement controls, as opposed to as-of-right zoning, are intended to encourage the development of mixed density and innovative neighbourhood designs, including alternative lot standards and building designs. In contrast to the multi-unit development agreement policies, RCDD policies are oriented to neighbourhood scale developments. Therefore, RCDD development agreement policies are intended to control large scale neighbourhood features, such as the location and design of roads, parks, drainage and neighbourhood configurations, while still enabling developments to be phased and respond to changing market conditions.*

On a neighbourhood scale, RCDD policies are intended to protect sensitive environmental features and natural drainage corridors, as well as promote pedestrian oriented neighbourhood designs including community amenities and pedestrian trails. Higher density buildings are encouraged to be located near community and transit services. In addition, buffering, landscaping and architectural controls are intended to ensure compatibility with the surrounding neighbourhoods. Given our aging population, RCDD

policies also enable care facilities and services to be integrated into neighbourhood scale developments.

- a. Council shall establish a Residential Comprehensive Development District (RCDD). This District is intended to provide for comprehensively planned residential development at the scale of a neighbourhood. The RCDD will provide detailed site controls for larger scale development in locations that are environmentally sensitive, prominently located within an established community, or where alternative development standards may be desirable.*
- b. Council may consider requests to establish an RCDD, subject to an amendment to the New Minas Future Land Use Map. When considering such proposals, Council shall have regard to the following:*
 - i. the goals and objectives of this Sector Plan;*
 - ii. the potential for conflict with permitted existing surrounding uses;*
 - iii. the need for additional housing or development;*
 - iv. that the proposal can be serviced by central water and sewer*
 - v. the ability of community facilities, such as schools, community centres and other similar community facilities, to service the development;*
 - vi. that the proposal shall be a minimum of 5 acres in size;*
 - vii. the potential for public transit to service the area.*
- c. Council shall establish a Residential Comprehensive Development (R10) Zone in the Land Use Bylaw, which shall permit neighbourhood scale residential development only by Development Agreement.*

Uses permitted by development agreement in the Residential Comprehensive Development (R10) Zone, unless otherwise prohibited by Wellfield Zones, include the following:

- All residential building forms*
- Community Centres*
- Community Facilities*
- Continuum of Care Residential Community*
- Churches*
- Day Care Facilities*
- Long Term Care Facilities*
- Group Care Facilities*
- Home-based businesses*

- *Home Day Care*
 - *Public Infrastructure*
 - *Parks, playgrounds and trails*
 - *Residential Care Facilities*
 - *Small-scale Commercial (less than 2000 square feet of commercial floor area) that directly services the development. This shall include, but is not limited to, corner stores with optional accessory gas bar, coffee shops, cafes, teahouses, restaurants, general retail, and other similar uses. Industrial, resource, drive-in restaurants, and large-scale commercial uses are prohibited.*
 - *Urban Home Occupations*
- d. *Following the establishment of a Residential Comprehensive Development District (RCDD), there may be a legitimate need or desire to include adjacent properties within the area subject to the development agreement in order to improve transportation, protect natural features, or to enable the development of isolated lands. Therefore, Council shall consider minor expansions or rounding out of lands subject to a RCDD development agreement without a need for an amendment to the New Minas Sector Plan provided the proposal meets all RCDD development agreement criteria.*
- e. *When considering RCDD development agreements, the following information shall be required:*
- i. *a drainage and storm water management plan, prepared by a professional Engineer, demonstrating that the development will not adversely impact adjacent lands or existing storm water management systems;*
 - ii. *a detailed site plan showing proposed densities, location of major collector roads, road hierarchy, road access, pedestrian pathways, parks, trails and open space areas;*
 - iii. *a Traffic Impact Assessment that is approved by the Authority having jurisdiction, showing the adequacy of the existing and proposed road network to accommodate the proposed development. The Traffic Impact Assessment shall also provide recommendations concerning the mitigation of traffic related issues caused by the development;*
 - iv. *the location of any zero lot line development;*
 - v. *in any portion of the RCDD with densities exceeding 5 units per gross acre, a landscaping plan showing the locations of amenity areas; and*
 - vi. *proposed architectural plans and building elevations.*
- f. *When considering RCDD development agreements, Council shall have regard for the following:*

- i. *the ability for the development to be serviced by central water and sewer services*
- ii. *the adequacy of storm water management;*
- iii. *that fire protection services and equipment are available and adequate to accommodate the development;*
- iv. *that adequate buffering is provided between the proposed development and surrounding land uses and that increased buffering is provided between high density areas and any adjacent low density neighbourhoods.*
- v. *that building height, mass, scale, urban form and architectural design shall be compatible with the existing development in the community or neighbourhood;*
- vi. *that high density areas are centrally located towards community and transit services;*
- vii. *that adequate performance bonding or security in the agreement is provided, if deemed necessary, to ensure that major components of the development such as, but not limited to, road construction or maintenance, landscaping or development of amenity areas, are completed in a timely manner;*
- viii. *that green space is sufficient to protect important environmental features, such as natural drainage ways, and to accommodate and mitigate the proposed densities;*
- ix. *for proposals involving subdivision, a minimum of 5% of the development is dedicated to public open space in accordance with the Park Policies of this Sector Plan. The location and configuration of this 5% requirement may include lands that would not normally be accepted, such as floodplains and steep slopes, provided the development agreement commits the developer to installing recreational infrastructure, such as bridges, trails or landscaping, or if more than the 5% of the development is dedicated to public open space;*
- x. *that adequate sidewalks and trails are provided, including trails that provide logical pedestrian short cut routes both within and leading to the development;*
- xi. *New Minas Wellfield policies contained in this Sector Plan, including any additional development agreement criteria;*
- xii. *the general requirement contain in Part 3, section 3.3 of this Sector Plan.*

- g. *Within RCDD development agreements, Council may consider the following alternative lot standards, subject to the following development controls:*
- i. *Zero lot line development, provided the Development Agreement makes provision for the following:*
- *easements or other mechanisms that provide legal access to the side of the structure with the zero lot line so that necessary maintenance and repair may occur;*
 - *that no part of the structure, including eaves, shall encroach on neighbouring properties;*
 - *encourage different architectural styles so that the streetscape is varied and visually interesting;*
 - *open space or park space is locate within a reasonable walking distance*
- ii. *Flag lots, provided that the development agreement controls ensure the following:*
- *that there is no greater than a 4:1 depth to width ratio;*
 - *no flag lot may abut the rear yard of another flag lot;*
 - *road frontage is a minimum of 20 feet;*
 - *a vegetative buffer is required between the front yard of the flag lot and the rear yard of an abutting residential development.*

PART 2	AMENDED DATE	SECTION
	November 30, 1982	2.3 – 8, 10 ix
	March 27, 1991	2.3 / 2.3 – 18, 19, 20 iv, vii
	January 4, 1996	2.3 / 2.3 – 17, 18, 19, 20, 21, 22
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	November 5, 2002	2.3 – 3, 7 iii
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	May 10, 2005	2.3 / 2.3 – 3, 7, 10, 20, 24, 25, 26, 27
	July 5, 2005	2.3 – Preamble / 2.3 - 28
	May 11, 2006	2.3 – 29, 30
	January 14, 2010	2.3 - 31