The approval process is the same as a conventional development. Rural Open Space Community Developments are permitted by right. The number of lots is increased by 30%.

How many lots can I develop on my property?
The number of lots is based on the number that could be developed under conventional zoning plus a density bonus. The density bonus is earned if a certain percentage of a site is preserved as open space. If 40% of the property is preserved, the number of units is increased by 25%. If 60% of the property is preserved, the number of units is increased by 30%.

What is the approval process?
Rural Open Space Community Developments are permitted by right. The approval process is the same as a conventional development.

How much of my site must be saved as open space?
At least 35% of the gross area of the site must be preserved as open space. There are two types of open space. Primary conservation areas, such as wetlands, are areas that typically cannot be built on. They must be preserved. Secondary conservation areas are areas that could be developed but have significant features that make them worthy of preservation. At least 25% of the open space must be secondary conservation areas.

What are the other rules for the open space?
Open space can be used for recreation, agriculture or conservation. Section 22.4(B) of the Gaines Charter Township Zoning Ordinance (GTZO) gives further regulations about the use of the open space. The open space may be located centrally, along the road frontage, to preserve significant features, or to connect to other open spaces. The open space must forever remain open space, and there must be an irrevocable conveyance to ensure that this happens.

Where can I develop one?
Any property in either the A-B or A-R zoning districts is eligible. The rural open space community development must also meet certain eligibility criteria, such as creating recognizable benefits for the Township. It must also have a minimum of six units.

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