

Section 5.3 – Development Standards Program. Subdivision developments must comply with the Madison County Development Standards Program before becoming eligible for preliminary plat approval. The Development Standards Program is a “points for performance” system that gives development proposals points for including certain features or amenities in the project’s plan. Proposals receive points by meeting the developer’s choice of the conditions identified in the table below. Some conditions are worth more points because they do more to add to the quality of life in the county than others. One requirement on this list is mandatory and is written in italics. Both preliminary and final plats must contain a table listing the standards that will be incorporated into the project.

Projects must receive 180 points to be eligible for approval.

	DEVELOPMENT STANDARD	POINT VALUE
	Mandatory	
1	<i>Development proposal meets all requirements of the county’s Subdivision Regulations, Zoning Ordinance, Erosion and Sedimentation Control Ordinance and Stormwater Ordinance</i>	50
	Landscape/ Site	
2	Development is a conservation subdivision	70
3	Development blocked from view of road in all seasons by berms, evergreens, or equivalent landscaping	20
4a.*	Development establishes new tree cover on parcel (See attached tree list, coverage definition, and procedural requirements). Trees must be planted in topsoil and mulched. This option is primarily intended for land that was recently in pasture, or for other reasons is essentially devoid of trees. 10 points for every 5% of the parent parcel that is planted with new trees. Proposals can receive a maximum of 50 points for this item.	10-50
4b.	Development maintains parcel’s existing tree cover. 10 points for every 10% of original tree cover that is left standing, starting with a minimum of 60%. For example, if 60% of the existing tree cover is left standing, the proposal will receive 10 points. If 70% of the original tree cover is left standing, the proposal will receive 20 points, if 80% is left standing, the proposal will receive 30 points. 90% will receive 40 points, and anything over 90% will receive 50 points. (This option may only be used for parcels with at least 50% of the parcel originally covered by trees.	10-50
5	Development contains a mix of land uses (preferably integrated mixed uses, which might include commercial space at street level and residential space above, or the creation of a small shopping district)	30
6	Development bordered by pre-existing residential property (20 points for every 10% of the property that is bordered by pre-existing high or medium density residential property)	20-100
7	All lots in development have sodded front yards with sprinklers equipped with rain sensors, or are Xeriscaped	20
8	All lots in development, including front and back yards, are sodded and watered by sprinklers equipped with rain sensors, or are Xeriscaped	30

9	Development is built with street trees along lot frontages	10
	Building/ Infrastructure	
10	Development is built to LEED for homes standards	70
11	Houses are built to Right Choice standards (Jackson EMC) or to Earth Craft House standards (Greater Atlanta Home Builders Association/ Southface)	50

12	Houses are built using brick or cement-fiber (Hardiplank, etc...)siding	50
13	Houses built on crawl spaces or basements	30
14	Development is built with houses oriented to take advantage of passive solar heat	10
15	Development is built with street and house lights that project light downward rather than upward	10
16	Houses built with covered front porches	10
17	Houses built with covered back porches	10
18	Subdivision built with all utility cables underground	20
19	Subdivision built with a range of house sizes, with 10-40% below 1400 sq. ft, 10-50% between 1500 and 2400 sq. ft., and 10-40% above 2400 sq. ft	40
20	Houses built with detached garages at rear of house, or with attached garages with entry at rear of building	30
	Recreation	
21	Development includes a level, sodded, open area large enough for a small football/ soccer or athletic field (min.50 yards x100 yards, could be a park with additional landscaping, picnic tables, etc... to compliment open area)	30
22	Development is built with sidewalks	20
23	Development includes a basketball court, jungle gym or other small recreational facility	10
24	Development includes walking trails through wooded or undeveloped areas	20
	Other	
25	Builder/developer propose other alternative amenities	0-100

* The purpose of creating this option is to give the developer credit for establishing new areas. Clear cutting to create a parcel devoid of trees will not allow anyone to take advantage of 4 a.