

Article 4, Lot and Building Standards

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot.

Division I	Agricultural and Residential Districts
Division II	Commercial and Mixed-Use Districts
Division III	Industrial Districts
Division IV	Overlay Districts
Division V	Supplemental Development Standards

Article 4, Division I - Agricultural and Residential Districts

Sec. 4.01 General Provisions

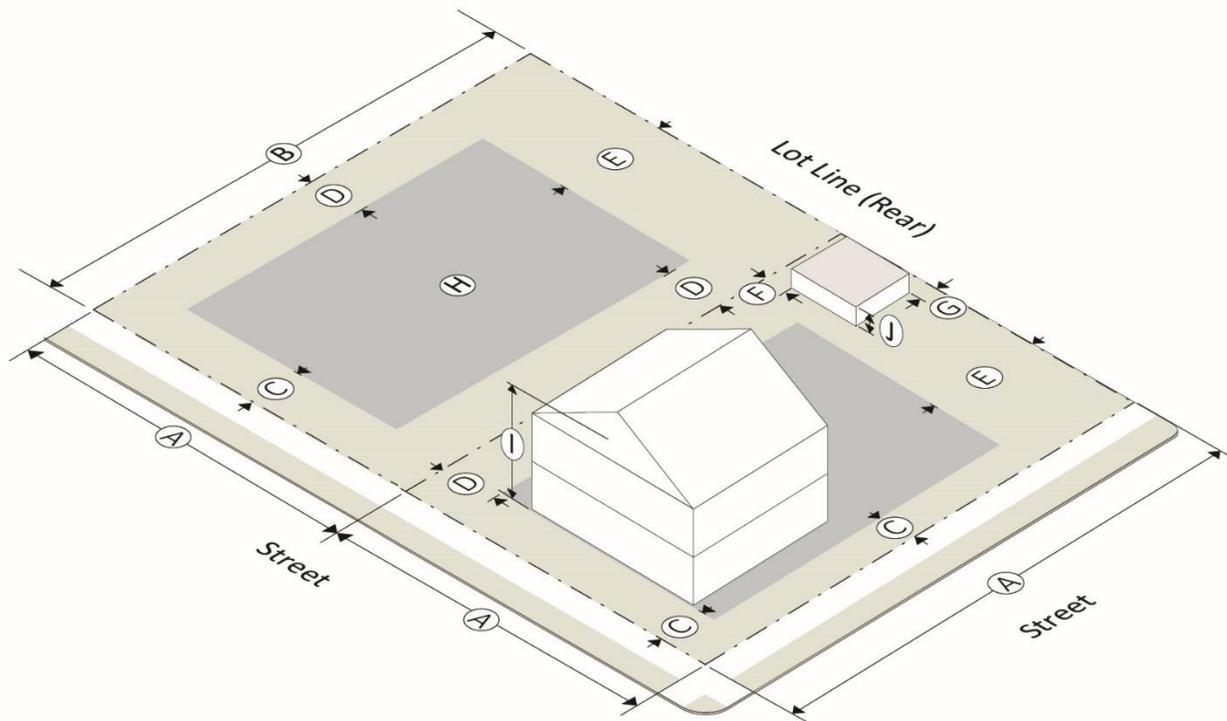
The intent of the Residential Districts is to protect established residential neighborhoods as well as promote well designed and properly located future residential developments.

The district provisions discourage any use that would substantially interfere with the residential nature of the districts. Compatible park, open space, utility and civic uses are permitted in Residential Districts as identified in Article 2, Uses, Use Regulations and Restrictions.

Sec. 4.02 Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in the Article 15, Interpretations and Definitions.

Ⓐ Lot Width	Ⓕ Accessory Side Yard Setback
Ⓑ Lot Depth (Interior or Through Lot Only)	Ⓖ Accessory Rear Yard Setback
Ⓒ Principal Building Front Yard Setback	Ⓗ Buildable Area
Ⓓ Principal Building Side Yard Setback	Ⓘ Principal Building Maximum Height
Ⓔ Principal Building Rear Yard Setback	⓵ Accessory Building Maximum Height



Sec. 4.03 AG, Agricultural District.

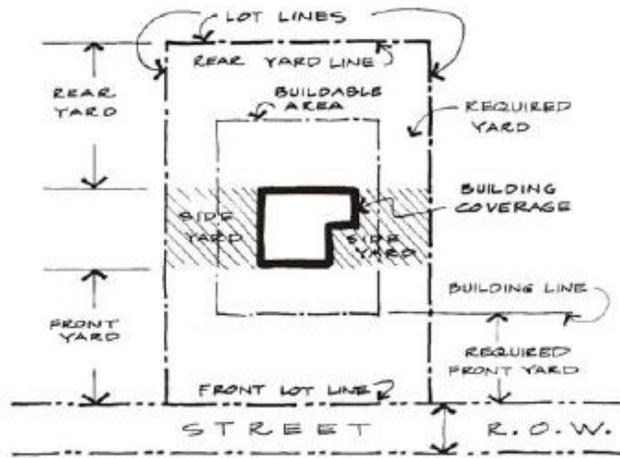
A. Purpose

The AG Rural Agricultural District is established to protect rural areas of Douglas County in which agriculture, farm operations, conservation lands and timber stands on parcels of 5 acres or more are the established land use pattern, and to provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impact arising from more dense development.

B. Lot Development Standards

Table 4.03-1

Lot Dimensions	
Minimum Lot Area	5 acres with septic or 5 acres with central sewer
Minimum Lot Width	150' at building setback line on sewer or septic
Minimum Lot Frontage on ROW	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac
Maximum Density	0.2 dwelling units/acre on sewer or septic
Minimum Setbacks	
Principal Building	
Front	100' from Major Thoroughfare or 35 from a Minor Street'
Side	15'
Rear	60'
Accessory Building	
From Principal Structure	10'
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
Maximum Height	
Principal	2.5 stories or 35'
Accessory	20'
Minimum Floor Area	
Single Family Detached	1,800 sf
Minimum Dimension	
Single Family Detached	16' in width
Maximum Impervious Surface Coverage	
	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions



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Figure 4.03-1

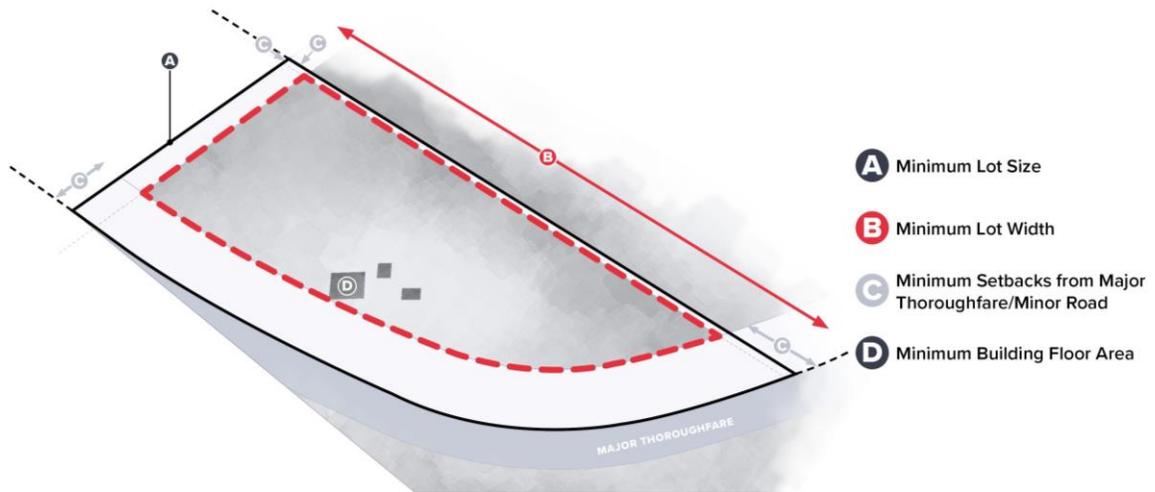


Figure 4.03-2

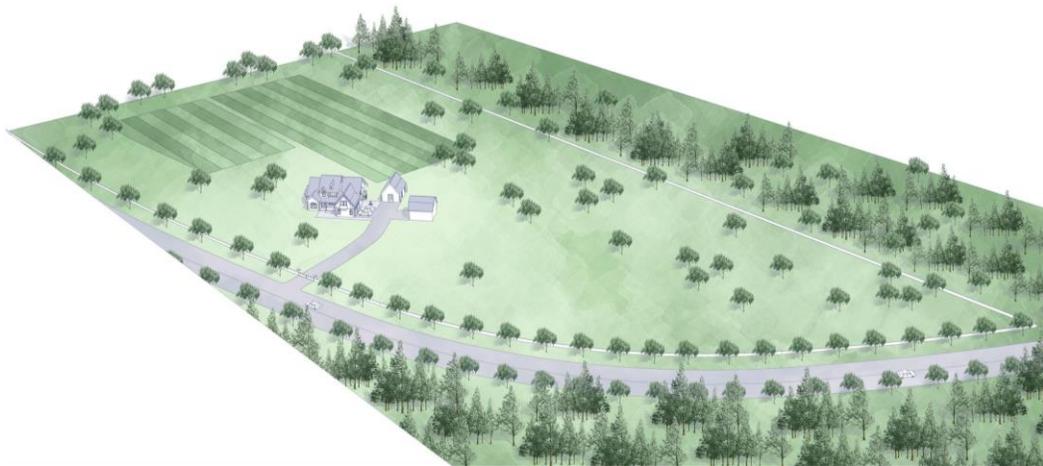


Figure 4.03-3



Figure 4.03-4

C. Supplemental Regulations

Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

(1) Other Limitations.

- a. Agricultural buildings such as but not limited to barns, silos, windmills, grain elevators, and other farm structures, but not including dwellings, may NOT exceed 200 feet in height from the average finished grade at its base.
- b. Fence Height: In the AG zoning district, the following shall apply: A fence or freestanding wall may not exceed 8 feet in height.
- c. Fence Setbacks: For all agricultural, office/commercial and industrial districts, there shall be no minimum setback for fences or freestanding walls; provided that any fence or freestanding wall shall not obstruct visibility at street intersections (see the Sight Triangle provisions under the Project Design and Construction Standards Article).
- d. Private recreational facilities.
 - i. An unenclosed personal recreational facility accompanying a residence on a lot, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district or as more restrictive in Section 313(b)(10). Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck.
- e. Improvement of parking and parking area restrictions.
 - i. Parking spaces on any lot occupied by a single-family dwelling in the AG district need not be paved
 - ii. All access drives for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick and no less than 8 feet wide.
 - iii. In the AG District, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length, except that one truck tractor cab may be parked on three acres or more of land, provided it

is parked in the rear yard behind a single-family dwelling and at least one hundred feet from any property line. Farm equipment on an agricultural property is exempt from these restrictions.

- iv. Boats and recreation vehicles shall be located only in a side or rear yard of a residential property.
- f. Any accessory building or structure in the AG, R-A, and R-LD zoning district on lots ranging in size from 0.34 acres (15,000 SF) up to 0.99 acres, as shown by a boundary survey, including lots in platted subdivisions, shall not exceed 1,000 SF. Any accessory building or structure in the AG, R-A and R-LD zoning district on lots ranging in size from 1.0 acre up to 5.0 acres, as shown by a boundary survey, shall not exceed 1,000 SF except that property owners of lots meeting the size requirements above in the AG and R-A zoning districts may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 500 SF of building size. Property owners of lots meeting the size requirement in the R-LD zoning district may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 250 SF of building size. Any accessory building receiving administrative approval for increased size will be required to match the facade of any portion of the accessory building visible from the right-of-way to the facade of the home on the site. Additional square footage beyond the maximum including additional size as may be allowed with administrative approval will only be allowed through the Special Use Permit process. Any accessory building or structure in the AG, R-A, and R-LD zoning district on lots greater than 5.0 acres, as shown by a boundary survey, shall have no limit on maximum size.
- g. In the A-G, R-A and R-LD district, horses, mules, donkeys, goats, swine and ponies for the personal use and pleasure of the family residing on the property at the rate of not more than one (1) such animal per one (1) full acre of land; plus no more than six (6) poultry, pigeons, rabbits and other similar animals typically considered to be pets for the personal use and pleasure of the family residing on the premises on lots that are at least one (1) acre in size, except that roosters are strictly prohibited in platted subdivisions. The one (1) full acre of land must be entirely contained within the boundaries of the parcel where the keeping of said animals will occur.

Sec. 4.04 R-A Residential-Agricultural.

A. Purpose

The R-A Residential-Agricultural District is established to protect and promote a suitable environment for rural or “large lot suburban” family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This District is required to protect the future development of land in accordance with the Comprehensive Plan of the county as amended.

B. Lot Development Standards

Table 4.04-1

Lot Dimensions	
Minimum Lot Area	1 acre on sewer or septic
Minimum Lot Width	150' at building setback line on sewer or septic
Minimum Lot Frontage on ROW	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac
Maximum Density	.85 Dwelling Units per acre on sewer or septic
Minimum Setbacks	
Principal Building	
Front	100' from Major Thoroughfare or 35' from a Minor Street"
Side	15'
Rear	60'
Accessory Building	
From Principal Structure	
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
Maximum Height	
Principal	2.5 stories or 35'
Accessory	20'
Minimum Floor Area	
Single Family Detached	1,800 sf
Minimum Dimension	
Single Family Detached	16' in width
Maximum Impervious Surface Coverage	
	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

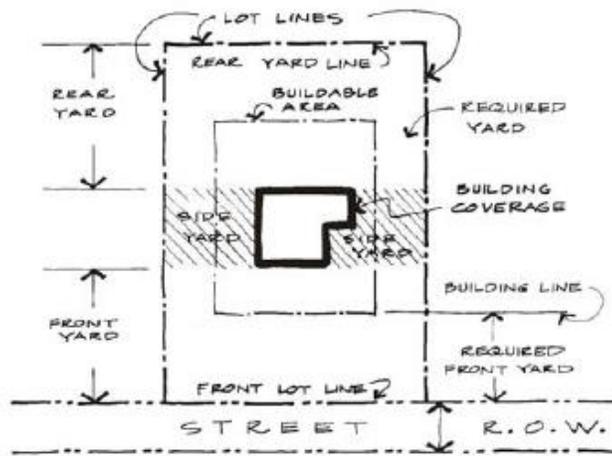


Figure 4.04-1

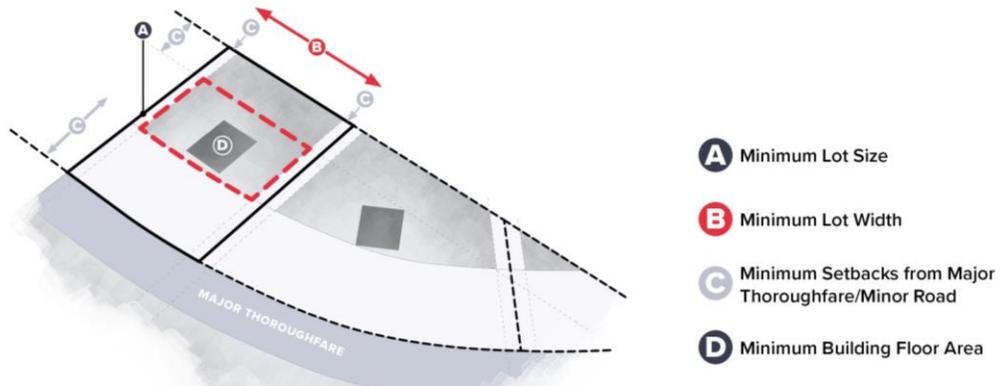


Figure 4.04-2



Figure 4.04-3

C. Supplemental Regulations

Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

(1) Other Limitations.

- a. Agricultural buildings such as but not limited to barns, silos, windmills, grain elevators, and other farm structures, but not including dwellings, may NOT exceed 200 feet in height from the average finished grade at its base.
- b. Fence Height: In the AG, R-A, and R-LD zoning district, the following shall apply: A fence or freestanding wall may not exceed 8 feet in height.
- c. Fence Setbacks: For all agricultural, office/commercial and industrial districts, there shall be no minimum setback for fences or freestanding walls; provided that any fence or freestanding wall shall not obstruct visibility at street intersections (see the Sight Triangle provisions under the Project Design and Construction Standards Article).
- d. Private recreational facilities.
 - i. An unenclosed personal recreational facility accompanying a residence on a lot, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district or as more restrictive in Section 313(b)(10). Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck.
- e. Improvement of parking and parking area restrictions.
 - i. Parking spaces on any lot occupied by a single-family dwelling in the AG district need not be paved
 - ii. All access drives for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick and no less than 8 feet wide.
 - iii. In the RA District, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length, except that one truck tractor cab may be parked on three acres or more of land, provided it is parked in the rear yard behind a single-family dwelling and at least one hundred feet from any property line. Farm equipment on an agricultural property is exempt from these restrictions.
 - iv. Boats and recreation vehicles shall be located only in a side or rear yard of a residential property.
- f. Any accessory building or structure in the AG, R-A, and R-LD zoning district on lots ranging in size from 0.34 acres (15,000 SF) up to 0.99 acres, as shown by a boundary survey, including lots in platted subdivisions, shall not exceed 1,000 SF. Any accessory building or structure in the AG, R-A and R-LD zoning district on lots ranging in size from 1.0 acre up to 5.0 acres, as shown by a boundary survey, shall not exceed 1,000 SF except that property owners of lots meeting the size requirements above in the AG and R-A zoning districts may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 500 SF of building size. Property owners of lots meeting the size requirement in the R-LD zoning district may apply to the Development Services Director and Planning and Zoning

Director for administrative approval of an additional 250 SF of building size. Any accessory building receiving administrative approval for increased size will be required to match the facade of any portion of the accessory building visible from the right-of-way to the facade of the home on the site. Additional square footage beyond the maximum including additional size as may be allowed with administrative approval will only be allowed through the Special Use Permit process. Any accessory building or structure in the AG, R-A, and R-LD RA zoning district on lots greater than 5.0 acres, as shown by a boundary survey, shall have no limit on maximum size.

- g. In the A-G, R-A and R-LD district, horses, mules, donkeys, goats, swine and ponies for the personal use and pleasure of the family residing on the property at the rate of not more than one (1) such animal per one (1) full acre of land; plus no more than six (6) poultry, pigeons, rabbits and other similar animals typically considered to be pets for the personal use and pleasure of the family residing on the premises on lots that are at least one (1) acre in size, except that roosters are strictly prohibited in platted subdivisions. The one (1) full acre of land must be entirely contained within the boundaries of the parcel where the keeping of said animals will occur.

Sec. 4.05 R-LD Low Density Single-Family Residential.

A. Purpose

The R-LD Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.

B. Lot Development Standards

Table 4.05-1

Lot Dimensions	
Minimum Lot Area	33,000 sq .ft. on septic; 15,000 sq .ft. on central sewer
Minimum Lot Width	80 feet on central sewer; 100 feet on septic
Minimum Lot Frontage	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac
Maximum Density	1.63 dwelling units/acre on septic; 2.29 du/acre on central sewer
Minimum Setbacks	
Principal Building	
Front	100' from Major Thoroughfare; 35 from Minor Street'
Side	15'
Rear	30'
Accessory Building	
From Principal Structure	
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
Maximum Height	
Principal	35'
Accessory	12'
Minimum Floor Area	
Single Family Detached	1,500 sf
Efficiency or one-bedroom unit	750 sf
Two-bedroom unit	1,050 sf
Three or more-bedroom unit	1,500 sf
Maximum Lot Coverage	
40%	
Maximum Building Separation	
Multi-Family Developments	20' between one story buildings 30' between two story buildings

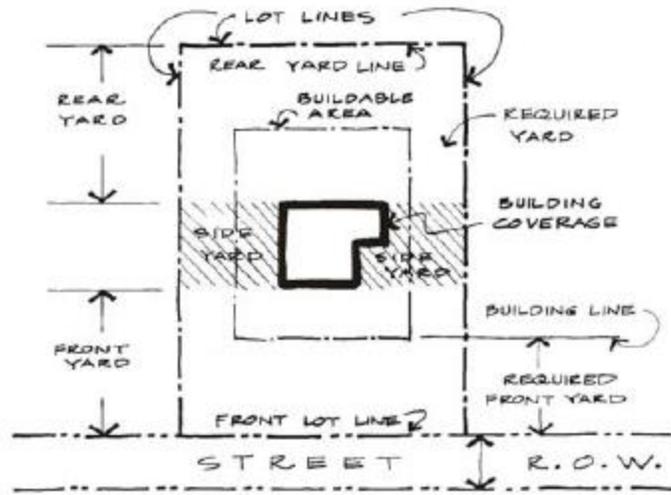
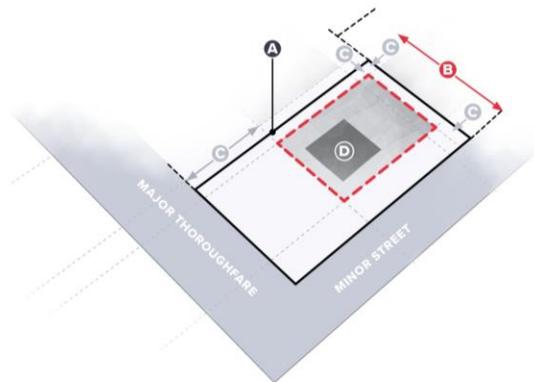


Figure 4.05-1



- A** Minimum Lot Size
- B** Minimum Lot Width
- C** Minimum Setbacks from Major Thoroughfare/Minor Road
- D** Minimum Building Floor Area

Figure 4.05-2



Figure 4.05-3

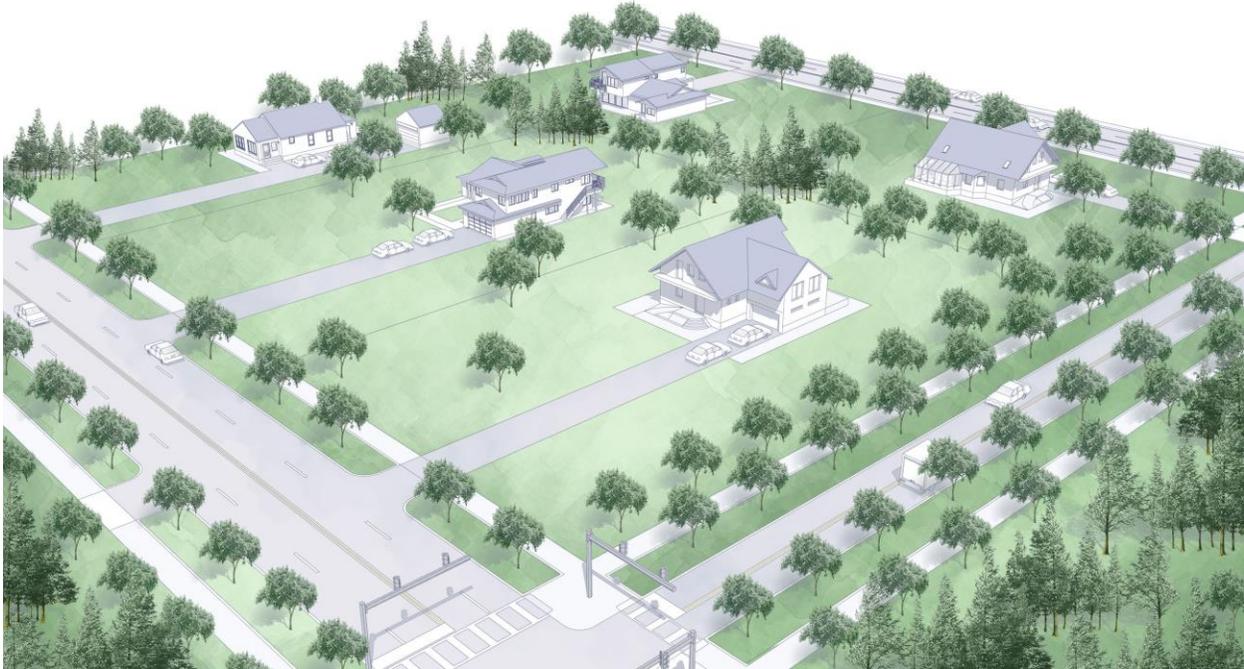


Figure 4.05-4

C. Supplemental Regulations

Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses

(1) Other Limitations.

- h. Agricultural buildings such as but not limited to barns, silos, windmills, grain elevators, and other farm structures, but not including dwellings, may NOT exceed 200 feet in height from the average finished grade at its base.
- i. Fence Height: In the AG, R-A, and R-LD zoning district, the following shall apply: A fence or freestanding wall may not exceed 8 feet in height.
- j. Fence Setbacks: For all agricultural, office/commercial and industrial districts, there shall be no minimum setback for fences or freestanding walls; provided that any fence or freestanding wall shall not obstruct visibility at street intersections (see the Sight Triangle provisions under the Project Design and Construction Standards Article).
- k. Private recreational facilities.
 - i. An unenclosed personal recreational facility accompanying a residence on a lot, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district or as more restrictive in Section 313(b)(10). Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck.
- l. Improvement of parking and parking area restrictions.
 - i. parking spaces on any lot occupied by a single-family dwelling in the AG district need not be paved

- ii. All access drives for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick and no less than 8 feet wide.
 - iii. In the RA District, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length, except that one truck tractor cab may be parked on three acres or more of land, provided it is parked in the rear yard behind a single-family dwelling and at least one hundred feet from any property line. Farm equipment on an agricultural property is exempt from these restrictions.
 - iv. Boats and recreation vehicles shall be located only in a side or rear yard of a residential property.
- m. Any accessory building or structure in the AG, R-A, and R-LD zoning district on lots ranging in size from 0.34 acres (15,000 SF) up to 0.99 acres, as shown by a boundary survey, including lots in platted subdivisions, shall not exceed 1,000 SF. Any accessory building or structure in the AG, R-A and R-LD zoning district on lots ranging in size from 1.0 acre up to 5.0 acres, as shown by a boundary survey, shall not exceed 1,000 SF except that property owners of lots meeting the size requirements above in the AG and R-A zoning districts may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 500 SF of building size. Property owners of lots meeting the size requirement in the R-LD zoning district may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 250 SF of building size. Any accessory building receiving administrative approval for increased size will be required to match the facade of any portion of the accessory building visible from the right-of-way to the facade of the home on the site. Additional square footage beyond the maximum including additional size as may be allowed with administrative approval will only be allowed through the Special Use Permit process. Any accessory building or structure in the AG, R-A, and R-LD RA zoning district on lots greater than 5.0 acres, as shown by a boundary survey, shall have no limit on maximum size.
- n. In the A-G, R-A and R-LD district, horses, mules, donkeys, goats, swine and ponies for the personal use and pleasure of the family residing on the property at the rate of not more than one (1) such animal per one (1) full acre of land; plus no more than six (6) poultry, pigeons, rabbits and other similar animals typically considered to be pets for the personal use and pleasure of the family residing on the premises on lots that are at least one (1) acre in size, except that roosters are strictly prohibited in platted subdivisions. The one (1) full acre of land must be entirely contained within the boundaries of the parcel where the keeping of said animals will occur.

Sec. 4.06 R-MD Medium Density Single-Family Residential.

A. Purpose

The R-MD Medium Density Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the future development of land in accordance with comprehensive development plans for the county.

B. Lot Development Standards

Table 4.06-1

Lot Dimensions	
Minimum Lot Area per dwelling unit	On Sewer: 10,000 sf single family or 10,000 sf per unit for duplex On Septic: 32,670 sf single family or 21,780 sf per unit for duplex
Minimum Lot Width	70' single family on sewer 100' on septic 100' duplex
Minimum Lot Frontage	50' 35' if fronting on a cul-de-sac
Maximum Density	On Sewer 3.23 DU/acre; On Septic 1.63 DU/Acre
Minimum Setbacks	
Principal Building	
Front yard	100' from major arterial; 35' from minor street
Side yard	15'
Rear yard	30'
Between Structures	0' allowed between units in a duplex
Accessory Building	
From Principal Structure	10'
Front	Not-Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal	35'
Accessory	Two stories or 26'
Minimum Floor Area	
Single Family Detached	1,800 sf per dwelling unit
Efficiency or one-bedroom unit	750 sf
Two-bedroom unit	1,050 sf
Three or more-bedroom unit	1,500 sf
Maximum Lot Coverage	
	40%
Maximum Building Separation	
Multi-Family Developments	20' between one story buildings 30' between two story buildings

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. Minimum building floor area: individual lot.

A single-family dwelling unit constructed on a lot not created as part of a subdivision shall meet the following minimum building floor area requirement: 1,800 square feet. All other dwelling units shall meet the minimums established in this Section.

3. Fences and free-standing walls.

In all residential zoning districts, and for single-family detached developments within a planned unit development, a fence or free-standing wall in any front yard area must be set back from the right-of-way line by at least 3 feet. No setback is required along the side or rear lot lines.

4. Private recreational facilities.

- a. An unenclosed personal recreational facility accompanying a residence on a lot, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district or as more restrictive in Section 313(b)(10). Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck.
- b. An unenclosed private recreational facility, such as a swimming pool or tennis court, serving a residential subdivision, townhouse or multi-family development or manufactured home park for the exclusive use of the occupants of the development, must be 100' from any property line of the lot it occupies. In addition, the following minimum setbacks shall be maintained from the peripheral property lines of the development as a whole: no less than 30 feet from any rear or side property line, nor less than 50 feet from any public street line, provided further that such facilities shall not be located within 150 feet of an adjacent single-family dwelling district (R-LD or R-MD). If the facility is located so as to be screened from such a single-family dwelling district by a building in the development or an accessory structure greater in length by a minimum of 20 feet on each side of such facility, the distance of 150 feet shall not be required

5. Maximum density. Subject to the stipulations below, the number of dwelling units permitted on property zoned for apartments, townhouses or planned unit developments may be increased by not more than twenty-five percent by giving credit for up to half as many units within the 100-year floodplain as could be built if the land were not in the floodplain and transferring these units to the buildable portion of the whole tract.

6. Lot width increases.

The lot width required on an individual lot may be wider than the minimum for a variety of reasons, such as:

- a. A corner lot or other lot with multiple frontages may require an additional width in order to provide an adequate buildable area on the lot.
- b. A greater lot width at the front minimum building setback line may be required in order to provide adequate lot width where the on-site sewage management system is to be installed, per Section 4.31 (b)(5).

- c. A greater lot width may result from provision of the minimum lot frontage, depending on the lot pattern, or to accommodate topographic or other physical conditions
7. *Density Bonus*-Developers who apply the performance standards listed below to multi-family and townhome-condominium residential projects are allowed a 15% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of density bonus.
- a. Provision at least one bicycle indoor, protected bicycle parking space per 3 dwelling units;
 - b. Provision of at least one electric vehicle charging station per 50 parking spaces;
 - c. Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity;
 - d. Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace;
 - e. Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed;
 - f. Transit-oriented amenities providing access to community transit systems;
 - g. Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs;
 - h. Installation of Energy Star rated appliances at the time of purchase or occupancy; and
 - i. Installation of supplemental Solar Photovoltaic Power generation capacity in the minimum amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.
8. *Traffic Study Required*. A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units.

Sec. 4.07 R-HD Residential – High Density.

A. Purpose

The R-HD Residential High Density District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor or collector streets, to meet the demands of two, three, four and multi-family residences, townhomes and condominiums and to protect the orderly future development of land in accordance with comprehensive development plans for the county. The intent of this district is to provide standards for higher density dwellings which will:

- (1) Be located primarily in areas near or adjacent to low-density or medium density residential use areas;
- (2) Be located near such services as retail shopping and major thoroughfares and collector streets;
- (3) Be located to provide transition between single-family use areas and higher density dwelling areas and/or commercial areas;
- (4) Encourage the provision of usable open space and recreation areas and a desirable living environment;

B. Lot Development Standards

Table 4.07-1

Lot Dimensions				
Minimum initial tract site size is 3 acres	Triplex/ Quadplex units	Townhouse	Condo- miniums	Multi- family units
LOT				
Lot size, minimum per dwelling unit	10000 SF	5445 SF	2400 SF	7260 SF
Lot width, minimum7	50 FT2	20 FT	20 FT	-
Lot frontage, minimum5	50 FT	20 FT	20 FT	50 FT
DENSITY				
Dwelling units per acre on sewer	8	8	8	8
Dwelling units per acre on septic	2	Not Allowed	Not Allowed	Not allowed
YARD [Principal Building]				
Front setback, major thoroughfare, minimum4	50 FT	50 FT		50 FT
Front setback, minor street, minimum5	30 FT	25 FT		25 FT
Side setback, minimum8	10 FT9	0/10 FT10		0/10 FT10
Rear setback, minimum8	40 FT	40 FT		10 FT
BUILDING [Principal & Accessory Buildings & Structures]				
Building height, max	35 FT11	35 FT		45 FT
Building floor area, one-bedroom unit, min	1100 SF	-		-
Building floor area, two-bedroom unit, min	1300 SF	-		-
Building floor area, three-bedroom unit or more, min	1500 SF	-		-
Building floor area, townhouse Condominium, min	-	1300 SF		-

Building floor area, efficiency unit, min	-	-	800 SF
Building floor area, one-bedroom unit, min	-	-	950 SF
Building floor area, two-bedroom unit, min	-	-	1100 SF
Building floor area, three-bedroom unit or more, min	-	-	1300 SF

- (1) See Section 404(b) for excluded areas.
- (2) See Section 4.31(b)(5) for minimum lot widths where an on-site sewage management system is located.
- (3) 35 FT on a cul-de-sac or at such length specifically permitted within individual district regulations. 25 FT on a public street or access via a recorded permanent easement for tracts greater than 5 AC that are exempt from the subdivision regulations.
- (4) A major thoroughfare is any road for which the minimum required right-of-way is 80 feet or more, such as a major or minor arterial or a nonresidential collector. See Table 10.1 for right-of-way widths.
- (5) Minor streets include all streets for which the minimum required right-of-way is less than 80 feet, such as a residential collector road or a local residential street. See Table 10.1 for right-of-way widths.
- (6) Side and rear yard setbacks are measured from the property line or, when a zoning buffer is required under Article 8, from the boundary of the buffer interior to the property.
- (7) Zero side yard setbacks can be permitted on individual lots with no more than two connected units.
- (8) None required between attached units; 10 FT side yard or 20 FT of separation between buildings required.

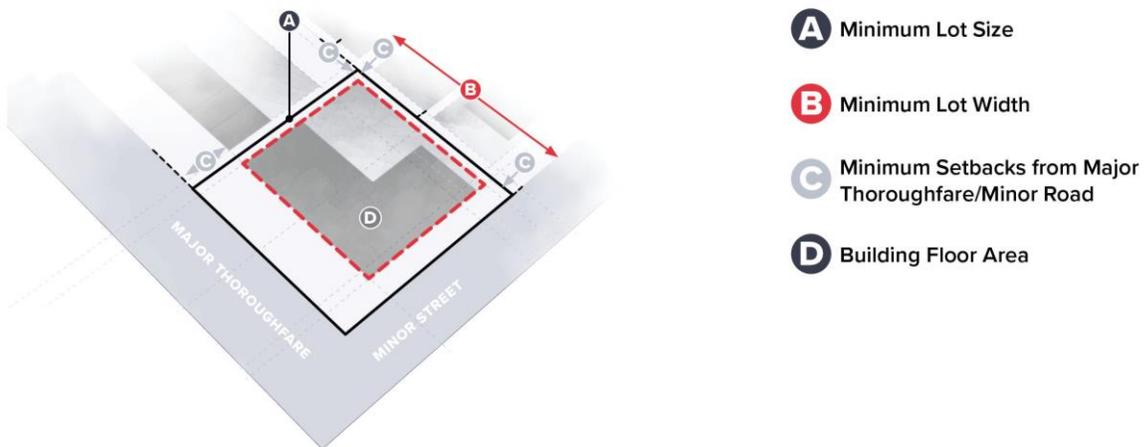


Figure 4.07-1



Figure 4.07-2

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. Minimum building floor area: individual lot.

A single-family dwelling unit constructed on a lot not created as part of a subdivision shall meet the following minimum building floor area requirement: 1,800 square feet. All other dwelling units shall meet the minimums established in this Section.

3. Zero side yard setbacks can be permitted on individual lots with no more than two connected units.
4. Fences and free-standing walls.

In all residential zoning districts, and for single-family detached developments within a planned unit development, a fence or free-standing wall in any front yard area must be set back from the right-of-way line by at least 3 feet. No setback is required along the side or rear lot lines.

5. Private recreational facilities.
 - a. An unenclosed personal recreational facility accompanying a residence on a lot, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district or as more restrictive in Section 313(b)(10). Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck.
 - b. An unenclosed private recreational facility, such as a swimming pool or tennis court, serving a residential subdivision, townhouse or multi-family development or manufactured home park for the exclusive use of the occupants of the development, must be 100' from any property line of the lot it occupies. In addition, the following minimum setbacks shall be maintained from the peripheral property lines of the development as a whole: no less than 30 feet from any rear or side property line, nor less than 50 feet from any public

street line, provided further that such facilities shall not be located within 150 feet of an adjacent single-family dwelling district (R-LD or R-MD). If the facility is located so as to be screened from such a single-family dwelling district by a building in the development or an accessory structure greater in length by a minimum of 20 feet on each side of such facility, the distance of 150 feet shall not be required

6. Maximum density. Subject to the stipulations below, the number of dwelling units permitted on property zoned for apartments, townhouses or planned unit developments may be increased by not more than twenty-five percent by giving credit for up to half as many units within the 100-year floodplain as could be built if the land were not in the floodplain and transferring these units to the buildable portion of the whole tract.

7. Lot width increases.

The lot width required on an individual lot may be wider than the minimum for a variety of reasons, such as:

- d. A corner lot or other lot with multiple frontages may require an additional width in order to provide an adequate buildable area on the lot.
 - e. A greater lot width at the front minimum building setback line may be required in order to provide adequate lot width where the on-site sewage management system is to be installed, per Section 4.31 (b)(5).
 - f. A greater lot width may result from provision of the minimum lot frontage, depending on lotting pattern, or to accommodate topographic or other physical conditions
8. *Density Bonus*-Developers who apply the high performance standards listed below to multi-family and townhome-condominium residential projects are allowed a 25% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of density bonus.
- a. Provision at least one bicycle indoor, protected bicycle parking space per 3 dwelling units;
 - b. Provision of at least one electric vehicle charging station per 50 parking spaces;
 - c. Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity;
 - d. Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace;
 - e. Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed;
 - f. Transit-oriented amenities providing access to community transit systems;
 - g. Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs;
 - h. Installation of Energy Star rated appliances at the time of purchase or occupancy; and
 - i. Installation of roof-mounted supplemental Solar Photovoltaic Power generation capacity in the amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.
9. *Traffic Study Required*. A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units.

Sec. 4.08 R-MH Manufactured Home Residential.

A. Purpose

The R-MH Manufactured Home Residential District is established to protect and promote a suitable environment for family life, to meet the need and demands for the development of manufactured home residential areas and to protect the future development of land in accordance with comprehensive development plans for the county.

B. Lot Development Standards

Table 4.08-1

Site Area	
Manufactured Home Park initial site requires 20 acres	
Manufactured Home Subdivision initial site requires 50 acres	
Lot Dimensions	
Minimum Lot Area	15,000 sf 4,500 sf per unit for MH Park allowed on sewer only
Minimum Lot Width	n/a
Minimum Lot Frontage	50'
Maximum Density MH Subdivision	On Sewer 2.95 DU/acre; On Septic 1.63 DU/acre
Maximum Density MH Park	On Sewer 6 DU/acre; On Septic not allowed
Minimum Setbacks	
Principal Building	
Front	15'
Side	7.5' 5' if common shared yard is approved
Rear	30'
Accessory Building	
From Principal Structure	
Front	Not-Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal	2.5 stories or 35'
Accessory	20'
Minimum Floor Area	
Single Family Detached	1,800 sf
Impervious Surface Coverage	
	60%

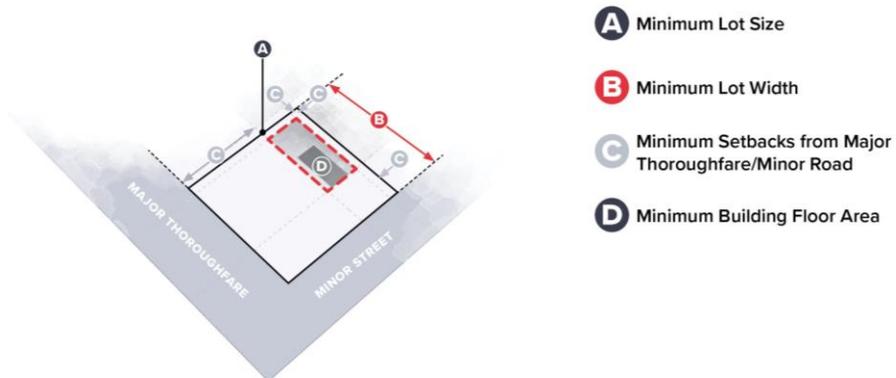


Figure 4.08-1



Figure 4.08-2

C. Supplemental Regulations

- 1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.**
- 2. Manufactured Home Parks shall comply with Section 336 of this Development Code.**
- 3. Manufactured Home Subdivision shall comply with Section 337 of this Development Code.**

Sec. 4.09 PRD Planned Residential Development

A. Purpose

The PRD district is established to protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families, by a mix of residential opportunities from single-family through attached apartment dwellings in accordance with the land use plan for the County with a development site of at least two acres. The intent of this district is to provide standards for higher density dwellings at the edges of existing municipal boundaries where public water and sewer infrastructure exist and arterial corridor frontage is available providing for higher density developments which will:

- (1) Be located primarily in areas near or adjacent to medium or high density residential use areas;
- (2) Be located near such services as retail shopping and on major thoroughfares and collector streets;
- (3) Be located to provide transition between single-family use areas and these higher density dwelling areas and/or commercial areas;
- (4) Encourage the provision of usable open space and recreation areas and a desirable living environment and benefit from higher quality units using the available bonus options;

B. Lot Development Standards

Table 4.09-1

Lot Dimensions	
Minimum Lot Area	2-acre min. development site
Minimum Lot Width	n/a
Minimum Lot Frontage	50'
Density	
Adjoins Municipal Boundary	10 dwelling units per acre
Within 2500' of Municipal Boundary	8 dwelling units per acre
All developments in this District must connect to central sewer and water	
Minimum Setbacks	
Principal Building	
Front	50'
Side	30'
Rear	30'
Accessory Building	
From Principal Structure	10'
Front	Not-Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal	35'
Accessory	12'
Minimum Floor Area	
One-bedroom unit	750 sf
Two-bedroom unit	1,050 sf
Three or more-bedroom unit	1,500 sf
Townhouse/Condominium	1,500 sf
Impervious Surface Coverage	50%
Maximum Building Separation	
Multi-Family Developments	20' between one story buildings 30' between two and one or two story buildings

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. **Traffic Study Required.** A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units.
3. **Density Bonus**-Developers who apply the high performance standards listed below to residential projects are allowed a 50% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of density bonus.
 - a) Provision at least one bicycle indoor, protected bicycle parking space per 3 dwelling units;
 - b) Provision of at least one electric vehicle charging station per 50 parking spaces;
 - c) Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity;
 - d) Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace;
 - e) Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed;
 - f) Transit-oriented amenities providing access to community transit systems;
 - g) Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs;
 - h) Installation of Energy Star rated appliances at the time of purchase or occupancy; and
 - i) Installation of roof-mounted supplemental Solar Photovoltaic Power generation capacity in the amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.
- 4.