

ARTICLE IV. DISTRICT REGULATIONS

Bldg  
Pool  
Driveway  
Garage

No Development  
over 35%

Sec. 134-191. Summary of bulk regulations.

District	Designation	Min. Lot Area	Min./Max Acreage Required	Units per Acre/ Max. FAR	Min. Floor Area (sq. ft.)	Min. Lot Width at Front Setback	Minimum Front Yard Setback <sup>1</sup>			Major Side Yard <sup>2</sup>	Min. Side Yard <sup>3</sup>	Min. Rear Yard <sup>4</sup>	Max. Coverage (%)	Max. Height
							Arterial	Collector	Local					
Rural Residential	RR	40,000 sq. ft.	N/A	1.0 avg.	1,050	100 ft.	50 ft.	50 ft.	50 ft.	25 or 35 ft.	25 ft.	35 ft.	25%	35 ft.
<b>Single-Family Detached:</b>														
2 acres	R-80	80,000 sq. ft.	N/A	0.5 avg.	1,600	75/70* ft.	60 ft.	60 ft.	60 ft.	25 or 35 ft.	25 ft.	50 ft.	25%	35 ft.
1 acre	R-40	40,000 sq. ft.	N/A	1.0 avg.	1,450	75/50* ft.	50 ft.	50 ft.	45 ft.	25 or 35 ft.	15 ft.	40 ft.	25%	35 ft.
1/2 acre	R-30	30,000 sq. ft.	N/A	1.1 avg.	1,350	75/50* ft.	50 ft.	50 ft.	45 ft.	25 or 35 ft.	12 ft.	40 ft.	35%	35 ft.
1/2 acre	R-20	20,000 sq. ft.	N/A	1.75 avg.	1,200	75/50* ft.	40 ft.	40 ft.	35 ft.	25 or 35 ft.	10 ft.	35 ft.	35%	35 ft.
1/3 acre	R-15	15,000 sq. ft.	N/A	2.1 avg.	1,150	75/50* ft.	40 ft.	40 ft.	35 ft.	25 or 35 ft.	10 ft.	30 ft.	35%	35 ft.
1/3.5 acre	R-12°	12,000 sq. ft.	12,000 sq. ft./20 ac.	3.0 avg.	1,000	75/50* ft.	40 ft.	40 ft.	40/25** ft.	15 or 25 ft.	20† or 5** <sup>5</sup> ft.	40† or 20** ft.	35%	35 ft.
	PRD=°°	See District Regulations. Commencing April 14, 1999, no new applications for rezoning will be accepted by the board of commissioners (Ordinance of April 13, 1999)												
	OSC Overlay	See District Regulations												
<b>Single-Family, Attached or Detached: (If single-family residences are attached, there must be thirty (30) feet between end units)</b>														
Cluster Residential	RA-6°	6,200 sq. ft.	80,000 sq. ft./20 ac.	max. of 6 u.p.a.	950	70/50* ft.	50 ft.	50 ft.	40/20** ft.	20 or 35 ft.	20†/ 5** ft.	40†/30** ft.	45%	35 ft.
Cluster Residential	RA-5=	7,000 sq. ft.	80,000 sq. ft./20 ac.	max. of 5 u.p.a.	950	70/50* ft.	50 ft.	50 ft.	40/20** ft.	20, 25 or 35 ft.	20†/ 5** ft.	40†/30** ft.	40%	35 ft.
Cluster Residential	RA-4°	8,400 sq. ft.	80,000 sq. ft./20 ac.	max. of 4 u.p.a.	950	70/50* ft.	50 ft.	50 ft.	40/20** ft.	20, 25 or 35 ft.	20†/ 5** ft.	40†/30** ft.	40%	35 ft.
<b>Other Residential</b>														
Residential Duplex	RD	20,000 sq. ft.	N/A	max. of 4 u.p.a.	700/unit	75/50* ft.	50 ft.	50 ft.	35 ft.	25 or 35 ft.	35†/ 10** ft.	35† or 25** ft.	35%	2 stories 35 ft.
Multiple-Family (8 units per acre)	Rm-8=	80,000 sq. ft.	N/A	max. of 8 u.p.a.	1,600 2,750 3,900 E 450	75 ft.	75 ft.	50 ft.	50 ft.	35 ft.	35 ft.	40 ft.	25%	3 and 4 stories 40 ft.
Fee Simple Townhouse; Maximum 6 units per row	FST	80,000 sq. ft.	20 acres	max. of 10 u.p.a.	1BR-900 2BR-1,000	20/End Unit 30 ft.	50 ft.	50 ft.	35 or 25** ft.	25 or 35 ft.	40†/10**/0‡ ft.	35† or 25** ft.	30%	2 1/2 stories 35 ft.
Multiple-Family (12 units per acre)	RM-12=	80,000 sq. ft.	N/A	max. of 12 u.p.a.	1,600 2,750 3,900 E 450	75 ft.	75 ft.	50 ft.	50 ft.	35 ft.	35 ft.	40 ft.	35%	3 and 4 stories 40 ft.
Multiple-Family (16 units per acre)	RM-16=	80,000 sq. ft.	N/A	max. of 16 u.p.a.	1,600 2,750 3,900 E 450	75 ft.	75 ft.	50 ft.	50 ft.	35 ft.	35 ft.	40 ft.	35%	3 and four stories 40 ft.
Residential Mid-Rise	RM-R°	40,000 sq. ft.	N/A	33/N/A	N/A	60 ft.	75 ft.	50 ft.	50 ft.	35 or 25 ft.	35 ft.	40 ft.	35%	75 ft.
Residential High Rise	RHR°	80,000 sq. ft.	N/A	66/N/A	N/A	60 ft.	75 ft.	50 ft.	50 ft.	25 or 35 ft.	40 ft.	40 ft.	FAR	16 stories
Mobile Home Park	MHP	See District Regulations												

35%