

QUANTITATIVE DEVELOPMENT CRITERIA									
District	Minimum Lot Area	Minimum Lot Width at Front Building Line	Setbacks			Maximum Height of Structure	Minimum Living Area of Dwelling Unit	Maximum Lot Area Coverage (Primary Structure)	Maximum Impervious Surface Coverage
			Front	Rear	Each Side				
NPD	See Art. IV Sec. A (3)							37%	45%
R-1	15,000 sq. ft.	80 ft	35 ft minimum	35 ft minimum	15 ft minimum	35 ft	1,400 sq. ft.	37%	45%
R-2	10,000 sq. ft.	70 ft	30 ft minimum	30 ft minimum	10 ft minimum	35 ft	1,200 sq. ft.	37%	45%
R-3	7,500 sq. ft.	60 ft	30 ft minimum	30 ft minimum	10 ft minimum	35 ft	1,000 sq. ft.	37%	45%
R-4	6,000 sq. ft.	50 ft	25 ft minimum	25 ft minimum	8 ft minimum	35 ft	900 sq. ft.	NA	NA
R-5	8,000 sq. ft. plus 2,500 sq. ft. per unit	65 ft	35 ft minimum	35 ft minimum	15 ft minimum and (a)	35 ft	700 sq. ft.	NA	NA
		plus 5 ft per unit							
R-5 (Townhouses)	3,100 sq. ft.	24 ft	24 ft minimum	40 ft minimum	(j)	35 ft	1,200 sq. ft.	NA	NA
R-6	Min. site of 5 acres is required.	Height and density requirements shall be determined by development plan							
R-7	3,100 sq. ft.	24 ft	10 ft minimum	40 ft minimum	(b)	35 ft	1,200 sq. ft.	NA	NA
PR-1	Minimum site of 2 acres is required	Height and density of structures shall be determined by development plan				40 ft	NA	25%	NA
PR-2	Review and minimum site of 5 acres is required	Height and density of structures shall be determined by development plan					NA	35%	NA
C-1	NA	NA	25 ft minimum, 45 ft maximum	20 ft minimum	15 ft minimum	35 ft and (i)	NA	NA	NA
C-2	NA	NA	0 ft minimum, 20 ft maximum	20 ft minimum	0 ft and (c)	35 ft and (i)	NA	NA	NA
C-3	10,000 sq. ft.	NA	35 ft minimum, 60 ft maximum	20 ft minimum	0 ft and (c)	45 ft	NA	NA	NA
C-4	6,000 sq. ft.	NA	0 ft minimum, 30 ft maximum	20 ft minimum	0 ft and (c)	35 ft	NA	NA	NA
C-4(a)	1,500 sq. ft.	25 ft	0 ft minimum, 20 ft maximum	15 ft minimum	NA	35 ft	NA	NA	NA

QUANTITATIVE DEVELOPMENT CRITERIA									
District	Minimum Lot Area	Minimum Lot Width at Front Building Line	Setbacks			Maximum Height of Structure	Minimum Living Area of Dwelling Unit	Maximum Lot Area Coverage (Building)	Maximum Impervious Surface Coverage
			Front	Rear	Each Side				
C-4(b)	50,000 sq. ft.	150 ft	0 ft minimum, 20 ft maximum	NA	NA	Floor/area ratio	NA	NA	NA
C-5	10,000 sq. ft.	75 ft	20 ft minimum, 80 ft maximum	20 ft minimum	0 ft	35 ft	NA	NA	NA
I-1	NA	75ft	0 ft minimum and (e)	0 ft minimum and (e)	0 ft minimum and (e)	35 ft and (e)	NA	NA	NA
I-2	NA	75ft	0 ft minimum and (e)	0 ft minimum and (e)	0 ft minimum and (e)	35 ft and (e)	NA	NA	NA
I-3	NA	75ft	0 ft minimum and (e)	0 ft minimum and (e)	0 ft minimum and (e)	35 ft (f) and (i)	NA	NA	NA
PCD-1	5 acres	100 ft	No structures located within 20 ft of a public street, or property line nor 15 ft from a district boundary. Permitted height of structures to be determined as part of development plan				NA	50%	NA
PCD-2	5 acres	100 ft	No structures located within 20 ft of a public street, or property line nor 15 ft from a district boundary. Permitted height of structures to be determined as part of development plan				NA	50%	NA
M-1	3 acres	100 ft	35 ft minimum	35 ft minimum	20 ft minimum	45 ft	NA	NA	NA
PI	10 acres	200 ft	No structure located within 40 ft of a public street or property line, nor 50 ft from a district boundary. Permitted height of structures to be determined as part of development plan				NA	50%	NA
PMUD	50 acres	Height and density of structures shall be determined by development plan							
MXD	Height and density of structures shall be determined by development plan								
GURD	10,000 sq. ft.	NA	35 ft minimum and 100 ft maximum	20 ft minimum	0 ft minimum and (c)	45 ft	NA	NA	NA
EURD	NA	NA	0 ft minimum, 10 ft and (a) maximum	35 ft	0 ft and (a)	35 ft and (h)	700 sq. ft.	NA	NA
LPD	Height and density of structures shall be determined by development plan								

(a) No closer than 35 ft where adjacent to a detached dwelling district boundary

(b) Zero (0) ft for interior units and ten (10) ft for end units, and no closer than 12 feet (ft) from the district boundary

(c) No closer than 15 ft when adjacent to a residential district boundary

(d) No closer than 25 ft from a public street, nor 15 feet from the district boundary

- (e) No closer than 15 ft from the district boundary
- (f) Athletic Fields – maximum height of light pole structures and light poles must be erected in such a location as to allow for a fall zone of 125% of the light pole height between the location of the pole and any dwelling.
- (g) Maximum building setback
- (h) No structure shall be more than two (2) stories
- (i) Maximum height of structures in the Brookwood Overlay District shall be determined by the requirements of Article IV, Section CC “Brookwood Overlay District”
- (j) Zero (0) ft for interior units and ten (10) ft for end units, and no closer than 35 feet (ft) adjacent to a detached dwelling district boundary