

## Standard Subdivision

Residential Zoning Districts - Lot Size and Density - Standard Subdivision					
Future Land Use Designation	Zoning District	Min Lot Size Requirement per DU	Max Lot Size Requirement per DU	Min NET Density (DU/acre) bldg. lot area only	Max NET Density (DU/acre) bldg. lot area only
VLDR	AG				.2 -
VLDR	RA	30,000			1.45
LDR	RS-22	17,600	32,000	1.36	1.98
LDR	RS-18	14,400	22,000	1.98	2.42
LDR	RS-15	12,000	18,000	2.42	2.9
LDR	RS-12	9,600	15,000	2.9	3.63
MDR	RS-8.5	6,800	12,000	3.63	5.12
MDR	RS-7	5,600	10,000	4.36	6.22
MDR	RS-6	4,800	9,000	4.84	7.26
MDR	RS-4	3,200	7,000	6.22	10.89
MDR	RD (Single-Family Detached)	5,000	10,000	4.36	6.22
MDR	RD (Duplex)*	5,000	10,000	8.71	12.44
MDR	RD (Townhouse)**	2,500	5,000	8.71	12.44
HDR	RD (Multi-Family)***	2,500	3,500	12.45	17.42
HDR	RML (Multi-Family)****	1,350	3,500	12.45	29.82
HDR	RMH (Multi-Family)****	500	3,500	12.45	77.12
HDR	GB***	1,350	3,500	12.45	29.82
MU	RP (Single-Family)	4,800	9,000	4.84	7.26
MU	RP (Multi-Family)****	1,350	3,500	12.45	29.82

\*The Lot Size allowed is 5,000 sq. ft. to 10,000 sq. ft. for a duplex (two [2] dwelling units in the same building).

\*\*A townhouse development in an RD Zoning District shall consist of a single building with two, three or four townhouses. No more than 1 townhouse building is allowed per parcel. A minimum of 2,500 sq. ft. and a maximum of 5,000 sq. ft. of parcel area is required for each townhouse. For example - a three-unit townhouse building must sit on a parcel that is at least 7,500 sq. ft., but no more than 15,000 sq. ft. Each individual townhouse lot is not limited to a certain size. For example - a three-unit townhome building that sits on a 15,000 square foot parcel could have a townhouse on a lot that is 2,000 square feet, another on a lot that is 3,000 square feet and another on a lot that is 10,000 square feet. Each townhouse is a dwelling unit and is individually owned.

\*\*\*Triplex and quadraplex buildings in the RD Zoning District can only be located in a High Density Residential, Residential Mixed Use or Community Mixed Use Land Use Setting. Multi-plex subdivisions must consist of triplex and/or quadraplex buildings. One duplex building may be part of a multi-plex subdivision of triplex and quadraplex buildings, if there is insufficient parcel area to locate a triplex or quadraplex building lot. 2,500 – 3,500 square feet of parcel area is required for every dwelling unit. A single building may contain no more than 4 dwelling units - no more than one building per subdivision lot or stand-alone parcel is permitted.

\*\*\*\*The first 2 dwelling units of any building require a minimum of 6,000 sq. ft. of parcel area for both units combined. The 'minimum lot size' is the minimum amount of square footage of parcel area allowed for each additional dwelling unit, and the 'maximum lot size' is the maximum amount square footage of parcel area allowed for each additional dwelling unit.

DU = One (1) dwelling unit

Note: The NET density of a lot may be doubled for 'Permitted Corner Lot Splits', and for lots in the RS Zoning District that are permitted by a CUP for duplex or two-unit townhouse.

If an existing lot in the RML and RMH Zoning District is less than 6,000 sq. ft., a single family detached residence may be placed on the lot subject to the limitations of that zoning district.

## Planned Unit Developments

Residential Zoning Districts - Lot Size and Density for PUD's Only					
Future Land Use Designation	Zoning District	Min Lot Size Requirement per DU	Max Lot Size Requirement per DU	Min NET Density (DU/acre) bldg. lot area only	Max NET Density (DU/acre) bldg. lot area only
VLDR	RA	30,000			1.45
LDR	RS-22	17,600	32,000	1.36	2.48
LDR	RS-18	14,400	22,000	1.98	3.03
LDR	RS-15	12,000	18,000	2.42	3.63
LDR	RS-12	9,600	15,000	2.9	4.54
MDR	RS-8.5	6,800	12,000	3.63	6.41
MDR	RS-7	5,600	10,000	4.36	7.78
MDR	RS-6	4,800	9,000	4.84	9.08
MDR	RS-4	3,200	7,000	6.22	13.61
MDR	RD (Single-Family Detached)	5,000	10,000	4.36	8.71
MDR	RD (Duplex)*	5,000	10,000	8.71	17.42
MDR	RD (Townhouse)**	2,500	5,000	8.71	17.42
HDR	RD (Multi-Family)***	2,500	3,500	12.45	17.42
HDR	RML (Multi-Family)****	1,350	3,500	12.45	29.82
HDR	RMH (Multi-Family)****	500	3,500	12.45	77.12
HDR	GB***	1,350	3,500	12.45	29.82
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If an existing lot in the RML and RMH Zoning District is less than 6,000 sq. ft., a single family detached residence may be placed on the lot subject to the limitations of that zoning district.

## Master Planned Communities

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MDR	RS-8.5	6,800	12,000	3.63	6.41
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## Cottage and Cluster Development

Residential Zoning Districts - Lot Size and Density Cottage and Cluster Developments Only					
Future Land Use Designation	Zoning District	Min. amount of square footage required per DU for the entire development	Max. amount of square footage allowed per DU for the entire development	Min GROSS Density (DU/acre)	Max GROSS Density (DU/acre)
MDR	RS-4	3,200	7,000	6.22	13.61
MDR	RD	2,500	5,000	8.71	17.42
HDR	RD	2,500	3,500	12.45	17.42
HDR	RML	1,350	3,500	12.45	29.82
HDR	RMH	1,350	3,500	12.45	29.82
HDR	GB2	1,350	3,500	12.45	29.82
MU	RP	1,350	3,500	12.45	29.82

DU = One (1) Individual Dwelling Unit

### 2040 Comp Plan

**VLDR (gross) = 1 (-) du/acre**

VLDR (net) = 1.45 (-) du/acre

**Low Density (gross) = 2.5 - 1.01 du/acre**

Low Density (net) = 3.6 - 1.45 du/acre

**Med Density (gross) = 8 - 2.51 du/acre**

Med Density (net) = 12.45 - 3.64 du/acre

**High Density (gross) = 8.01+ du/acre**

High Density (net) = 12.46+ du/acre

**Mixed-Use: See matrix**