

PERMITTED USES	
2. Principal Uses	3. Accessory Uses
<p>n areas designated Mixed Use-A. of the Comprehensive Plan which range of single-family and two-gross density allowed for new lots is 8 dwelling units per acre. Uses related to residential uses are</p> <p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Passive and active recreational facilities.</p> <p>(4) Single-family attached dwellings.</p> <p>(5) Single-family detached dwellings.</p> <p>(6) Two-Family dwellings.</p> <p>(7) Zero-lot line single-family detached dwellings.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
100 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
50 square feet end lot; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
50 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
100 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
1000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

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Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service buildings are limited to a maximum of 100 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Home and Single-Family Detached District.

PERMITTED USES		
	2. Principal Uses	3. Accessory Uses
<p>Areas designated Mixed Use-A. on the Future Land Use Map of the dominant existing development and manufactured homes on minimum gross density allowed for district is 8 dwelling units per acre. Uses related to residential uses are</p>	<p>(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Manufactured homes.</p> <p>(4) Passive and active recreational facilities.</p> <p>(5) Single-family detached dwellings.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
200 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
400 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

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For residential development, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community density is limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).