Section 10-1214. R-1 Single-Family Detached Residential District.

| 1. District Intent | PERMITTED USES | |
|---|---|---|
| | 2. Principal Uses | 3. Accessory Uses |
| The R-1 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted. | (1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.<br>(2) Golf courses.<br>(3) Passive and active recreational facilities.<br>(4) Single-family detached dwellings. | (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.<br>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. |

DEVELOPMENT STANDARDS

| | 4. Minimum Lot or Site Size | | | 5. Minimum Building Setbacks | | | | 6. Maximum Building Restrictions | |
|---|---|---|---|---|---|---|---|---|---|
| Use Category | a. 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) |
| Single-Family Detached Dwellings | 12,000 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 | not applicable | 3 stories |
| Any Permitted Principal Non-Residential Uses | 24,000 square feet | 100 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 |

**GENERAL NOTES:**

1. If central sanitary sewer is not available, 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 facilities are 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.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-1222. OR-2 office residential district.

As revised and adopted 5/25/99

| 1. District Intent | PERMITTED USES: 2. Principal Uses | | 3. Accessory Uses |
|---|---|---|---|
| The OR-2 district is intended to be located within areas designated Mixed Use-A on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. | (1) Banks and other financial institutions.<br>(2) Broadcasting studios.<br>(3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 18.1 of these regulations.<br>(4) Day care centers.<br>(5) Golf courses.<br>(6) Hotels and motels, including bed and breakfast inns.<br>(7) Medical and dental offices and services, laboratories, and clinics.<br>(8) Multiple-family dwellings.<br>(9) Non-medical offices and services, including business and government offices and services.<br>(10) Nursing homes and other residential care facilities.<br>(11) Off-street parking facilities.<br>(12) Passive and active recreational facilities.<br>(13) Personal services.<br>(14) Single-family attached dwellings.<br>(15) Single-family detached dwellings.<br>(16) Social, fraternal, and recreational clubs and lodges, including assembly halls.<br>(17) Studios for photography, music, art, dance, drama, and voice.<br>(18) Two-family dwellings.<br>(19) Veterinary services, including veterinary hospitals.<br>(20) Zero-lot line single-family detached dwellings.<br>(21) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor. | (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.<br>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee. |

DEVELOPMENT STANDARDS

| | 4. Minimum Lot or Site Size | | | 5. Minimum Building Setbacks | | | | 6. Maximum Building Restrictions | |
|---|---|---|---|---|---|---|---|---|---|
| Use Category | a. 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) |
| Single-Family Detached Dwellings | 5,000 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 |
| Two-Family Dwellings | 8,500 square feet | 70 feet | 100 feet | 15 feet | same as single-family above | 15 feet | 25 feet | not applicable | 3 stories |
| Single-Family Attached Dwellings | 1,600 s.f. min.; avg. of 2,000 square feet | 16 feet | none | 15 feet | none | 15 feet | 25 feet | not applicable | 3 stories |
| Multiple-Family Dwellings | 10,000 square feet | 80 feet | 100 feet | 15 feet | 15 feet on each side | 25 feet | 10 feet | not applicable | 3 stories |
| Zero-Lot Line Single-Family Detached Dwellings | 3,750 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 |
| Any Permitted Principal Non-Residential Use | 12,000 square feet | 60 feet | 100 feet | 15 feet | 15 feet on each side | 25 feet | 10 feet | 20,000 square feet of gross building floor area per acre | 3 stories |

**GENERAL NOTES:**

1. If central sanitary sewer is not available, 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 facilities are 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.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).