| **Land Use District** | **LDR-5, LDR-7, TLDR, TR, MDR-12, MDR-24 or OFR** |
| --- | --- |
| Identify the Applicable Land Use District for the Site |  |

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0120 – Permitted Uses** |  |  |

# 4.0130 – Land Use District Standards

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0130(A) – Minimum Site Size |  |  |
| 4.0130(B) – Minimum Lot Size |  |  |
| 4.0130(C) – Minimum Density |  |  |
| 4.0130(D) – Maximum Density |  |  |
| 4.0130(E)(1) – Minimum Lot Width – Interior Lot |  |  |
| 4.0130(E)(2) – Minimum Lot Width – Corner Lot |  |  |
| 4.0130(F)(1) – Minimum Lot Depth – Interior Lot |  |  |
| 4.0130(F)(2) – Minimum Lot Depth – Corner Lot |  |  |
| 4.0130(G)(1) – Minimum Street Frontage – Interior Lots |  |  |
| 4.0130(G)(2) – Minimum Street Frontage – Corner Lots |  |  |
| 4.0130(H) – Maximum Building Height |  |  |
| 4.0130(I)(1) – Modification to Maximum Height Standards – Height Transition (Section 9.0600) |  |  |
| 4.0130(I)(2) – Modification to Maximum Height Standards – Rear Height Limits (see 7.0400) |  |  |
| 4.0130(J) – Maximum Floor Area Ratio (FAR) |  |  |
| 4.0130(K) – Maximum Number of Attached Townhomes |  |  |
| 4.0130(L) – Off Street Parking |  |  |
| 4.0130(M) – Buffers |  |  |

# 4.0131 – Minimum Setbacks in Residential Districts

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **Table 4.0131** | | |
| Proposed Residential Use/ Type and Property Zoning |  |  |
| Front |  |  |
| Side(s) |  |  |
| Rear |  |  |

# 4.0132 – Additional Standards for the LDR-5, LDR-7, TR, and TLDR Districts

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0132(A) – Yard Setbacks for Single Detached Dwellings and Middle Housing** | | |
| 4.0132(A)(1) – Yard Setbacks for Accessory Structures |  |  |
| 4.0132(A)(2) – Zero Lot Line Side Yard Setbacks – Special Conditions |  |  |

# 4.0133 – Standards for Residential Districts Other than LDR-5, LDR-7, TLDR, and TR

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
|  | | |
| 4.0133(A) – Building Height Requirements for MDR-24 District |  |  |
| 4.0133(B) – Limited Business and Retail Service and Trade in OFR District |  |  |

# 4.0134 – Single Detached Dwelling and Middle Housing Construction on a Lot

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0134(A) – Construction on a Lot With an Approved Land Division – Verification of Compliance with Site Development Requirements; Type 1 Review |  |  |
| 4.0134(B) – Construction on a Lot Not Conforming to 4.0134(A); Type 1 Review |  |  |
| 4.0134(C) – Alterations to Existing Single Detached Dwellings; Type 1 Review |  |  |
| 4.0134(D) – Utility Connection Requirements for Triplex, Quadplex, Townhouse, or Cottage Cluster Development |  |  |

# 4.0135 – Manufactured Dwelling Requirements

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0135(A) – Manufactured Dwelling Definition |  |  |
| 4.0135(B) – Configuration & Size |  |  |
| 4.0135(C) – Foundation |  |  |
| 4.0135(D) – Roof Pitch |  |  |
| 4.0135(E) – Insulation |  |  |
| 4.0135(F) – Garage/Carport |  |  |

# 4.0136 – Flag Lot Standards for LDR-5, LDR-7, TLDR, and TR

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0136(A) – Standards for Flag Lots** | | |
| 4.0136(A)(2) – Minimum Setback Standards |  |  |
| 4.0136(A)(3) – Flag Lot Height Limits |  |  |
| 4.0136(A)(4) – Flag Lot Buffer and Screening Standards |  |  |
| 4.0136(A)(5)(a) – Permanent Flag Lots |  |  |
| 4.0136(A)(5)(b) – Interim Flag Lots |  |  |
| 4.0136(A)(6)(a) – Flag Lot; Maximum Per Driveway |  |  |
| 4.0136(A)(6)(b) – Reciprocal Shared Access and Maintenance Agreement |  |  |
| 4.0136(A)(6)(c) – Minimum and Maximum Driveway Width |  |  |
| 4.0136(A)(6)(d) – Maximum Driveway Length |  |  |
| 4.0136(A)(7) – Flag Lot Area and Density Calculation |  |  |
| 4.0136(A)(8)(a) – Interim Flag Lots: Street Frontage |  |  |
| 4.0136(A)(8)(b) – Interim Flag Lots: Non-Future Street Plan; Interim Flag Pole, Easement |  |  |
| 4.0136(A)(8)(c) – Interim Flag Lots: Future Street Plans, Alignment for Future Development |  |  |
| 4.0138(A)(8)(d) – Interim Flag Lots: Future Street Dedication, Improvement, and Non-Remonstrance Agreements |  |  |

# 4.0137 – Large Lot Subdivision Option for LDR-5 and LDR-7

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0137(A) – Density Exemption, Ineligibility for Further Land Division |  |  |
| 4.0137(B)(1) – Average Lot Size |  |  |
| 4.0137(B)(2) – Minimum Lot Size |  |  |
| 4.0137(B)(3) – Restricted to Single Detached Dwellings and Middle Housing |  |  |
| 4.0137(B)(4) – Minimum Lot Dimensions & Setbacks |  |  |
| 4.0137(B)(5) – Applicability of Other Standards |  |  |