# 4.0113 Transition Residential (TR)

| **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)(1) – Minimum Density |  |  |
| 4.0130(C)(2) – Maximum Density |  |  |
| 4.0130(D)(1)(a) – Minimum Lot Width – Interior Lot |  |  |
| 4.0130(D)(1)(b) – Minimum Lot Width – Corner Lot |  |  |
| 4.0130(D)(2)(a) – Minimum Lot Depth – Interior Lot |  |  |
| 4.0130(D)(2)(b) – Minimum Lot Depth – Corner Lot |  |  |
| 4.0130(E) – Minimum Setbacks (Table 4.0130(E)) |  |  |
| 4.0130(F) – Maximum Building Height |  |  |
| 4.0130(H) – Minimum Street Frontage |  |  |
| 4.0130(I) – Public Facilities, Site and Supplementary Requirements |  |  |
| 4.0130(M) – Off-Street Parking – See Section 9.0800 |  |  |
| 4.0130(N) – Safe Neighborhood Design Standards |  |  |
| 4.0130(O) – Buffers – See Section 9.0100 |  |  |
| 4.0130(P) – Infill Development Standards – See Section 4.0138 |  |  |

# 4.0131 – Additional LDR-5 and LDR-7 District Standards

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0131(A) – Density Calculations** | | |
| 4.0131(A)(1) – Accessory Dwellings |  |  |
| 4.0131(A)(2) – Pre-Existing Dwelling Lot |  |  |
| 4.0131(B) – Development on a Lot of Record (LDR-5) |  |  |
| 4.0131(C) – Development of Duplexes on a Lot Created Under Standards in Effect Prior to December 19, 1996 |  |  |
| 4.0131(D) – Development on a Lot of Record (LDR-7) |  |  |

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

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0132(A) – Yard Setbacks for Detached Dwellings** | | |
| 4.0132(A)(1) – Single-Family Detached Dwellings |  |  |
| 4.0132(A)(2) – Accessory Structures |  |  |
| 4.0132(A)(3) – Zero Lot Line Side Yard Setbacks |  |  |
| 4.0132(A)(3)(a) – Adjacent Yard |  |  |
| 4.0132(A)(3)(b) – Abutting Non-Zero Lot Line Development |  |  |
| 4.0132(A)(3)(c) – Setbacks Delineated on Plat |  |  |
| 4.0132(A)(3)(d) – Maintenance and General Utility Easements |  |  |
| 4.0132(B) – Yard Setbacks for Single-Family Attached Dwellings |  |  |
| 4.0132(C) – Maximum Number of Units per Lot |  |  |
| **4.0132(D) – Safe Neighborhood Design Performance Standards** | | |
| 4.0132(D)(1) – Visible Dwelling Front |  |  |
| 4.0132(D)(2) – Street Pedestrian Connection Options |  |  |
| 4.0132(D)(3) – Street Surveillance Options |  |  |
| 4.0132(E) – Land Divisions with Left-Over Parcels |  |  |

# 4.0133 – Single-Family Attached Dwelling Standards for Phasing and Design Review

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0133(A) – Phasing Density |  |  |
| 4.0133(B) –Design Review Required for SFA Subdivisions |  |  |

# 4.0135 – Single Family and Duplex Construction on a Lot

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0135(A) – Building Process for Subdivision/Partition Lot |  |  |
| 4.0135(B) – Land Use Review for Non Subdivision/Partition Lot |  |  |
| 4.0135(C) – Alterations to Existing Single Family Dwellings |  |  |

# 4.0136 – Manufactured Dwelling Requirements

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0136(A) – Manufactured Dwelling Definition |  |  |
| 4.0136(B) – Configuration & Size |  |  |
| 4.0136(C) – Foundation |  |  |
| 4.0136(D) – Roof Pitch |  |  |
| 4.0136(E) – Insulation |  |  |
| 4.0136(F) – Garage/Carport |  |  |

# 4.0138 – Residential Infill Standards for LDR-5, LDR-7, TLDR and TR

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0138(B) – Standards for Non-Standard Lots, Except Flag Lots** | | |
| 4.0138(B)(1) – Residential Floor Area |  |  |
| 4.0138(B)(2) – Building Height Setback |  |  |
| **4.0138(C) – Standards for Flag Lots** | | |
| 4.0138(C)(2) – Flag Lot Yard Setback Standards |  |  |
| 4.0138(C)(3) – Flag Lot Height Limits |  |  |
| 4.0138(C)(4) – Flag Lot Buffer and Screening Standards |  |  |
| 4.0138(C)(5)(a) – Permanent Flag Lots |  |  |
| 4.0138(C)(5)(b) – Interim Flag Lots |  |  |
| 4.0138(C)(6)(a) – Flag Lot Maximum Per Driveway |  |  |
| 4.0138(C)(6)(b) – Reciprocal Shared Access and Maintenance Agreement |  |  |
| 4.0138(C)(6)(c) – Minimum and Maximum Driveway Width |  |  |
| 4.0138(C)(6)(d) – Maximum Driveway Length |  |  |
| 4.0138(C)(7) – Flag Lot Size Calculation |  |  |
| 4.0138(C)(8)(a) – Interim Flag Lot Street Frontage |  |  |
| 4.0138(C)(8)(b) – Non-Future Street Plan Interim Flag Lot |  |  |
| 4.0138(C)(8)(c) – Future Street Plans |  |  |
| 4.0138(C)(8)(d) – Future Street Dedication, Improvement, and Non-Remonstrance Agreements |  |  |

# 4.0138(D) – Standards for New Development Adjacent to Existing Low-scale Development

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **4.0138(D)(2) - Applicability** | | |
| 4.0138(D)(2)(a) – Abutting Land Use |  |  |
| 4.0138(D)(2)(b) – Age of Abutting Dwelling |  |  |
| 4.0138(D)(2)(c) – Height of Abutting Dwelling |  |  |
| 4.0136(D)(2)(d) – Distances to Shared Property Line |  |  |
| 4.0138(D)(3) – Standards | | |
| 4.0138(D)(3)(a) & (b) – Compatibility Angle |  |  |
| 4.0138(D)(3)(c)(1) – Adjustment to Compatibility Angle; Existing Slopes |  |  |
| 4.0138(D)(3)(c)(2) – Adjustment to Compatibility Angle; Recognized Constraints |  |  |
| 4.0138(D)(3)(c)(4) – Adjustment to Compatibility Angle; Conformity with Intent |  |  |
| 4.0138(D)(3)(d) – Structure Height at the 5-Foot setback |  |  |
| 4.0138(D)(3)(e) – Permitted Projections |  |  |

# 4.0139 Large Lot Subdivision for LDR-5 and LDR-7

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 4.0139(A) – Density Exemption |  |  |
| 4.0139(B)(1) – Average Lot Size |  |  |
| 4.0139(B)(2) – Minimum Lot Size |  |  |
| 4.0139(B)(3) – Single-Family Detached Homes |  |  |
| 4.0139(B)(4) – Minimum Lot Dimensions & Setbacks |  |  |
| 4.0139(B)(5) – Other Standards |  |  |