

Table 2-3 Open Space Subdivision Regulations

<i>Open Space Subdivision Standards</i>															
<i>Zoning District</i>	<i>Unit Type</i>	<i>Lot Standards</i>						<i>Density (dwelling units/acre)</i>	<i>Minimum Setbacks (ft.)</i>				<i>Building standards</i>		
		<i>Min. Site Area (Acres)</i>	<i>Min. Parcel Size (sq. ft.)</i>	<i>Min. Lot Area (sq. ft.)</i>	<i>Min. lot width (ft.)</i>	<i>Max lot coverage (%)</i>	<i>Max. impervious surface (%)</i>		<i>Front</i>	<i>Side interior</i>	<i>Side Street</i>	<i>Rear</i>	<i>Max. height (ft.)</i>	<i>Min. Dwelling unit size (sq. ft)</i>	<i>Accessory structures</i>
R-E	Single Family	10	--	12,000	48	35	50	3.7	25	9	15	18	35	--	See § 155.308
R-10	Single Family	10	--	8,000	50	35	50	5	25	6	15	15	35	--	See § 155.308
	Zero Lot Line	10	--	8,000	50	35	50	5	25	0	15	15	35	--	
	Alley Loaded ¹²	10	--	6,000	42	35	50	7	15	5	10	15	35	--	
	Two Family	10	12,000	12,000	75	35	50	3	25	6	15	15	35	--	See § 155.308
	Townhouse (2 units)	10	12,000	6,000	42	35	50	3	25	6	15	15	35	--	
	Townhouse (3 + units)	10	20,000	4,000	25	35	50	10	25	15	15	15	35	--	
Apartments	10	20,000	--	--	35	50	10	25	15	15	15	35	--		
R-8	Single Family	10	--	6,000	42	35	55	7	25	6	10	15	35	--	See § 155.308
	Zero Lot Line	10	--	6,000	42	35	55	7	25	0	10	15	35	--	
	Alley Loaded	10	--	4,800	40	40	55	9	10	5	10	15	35	--	
	Two Family	10	10,000	9,000	65	40	55	4	25	6	10	15	35	--	

Open Space Subdivision Standards

Zoning District	Unit Type	Lot Standards						Density (dwelling units/ acres)	Minimum Setbacks (ft.)				Building standards		
		Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Min. Lot Area (sq. ft.)	Min. lot width (ft.)	Max lot coverage (%)	Max. impervious surface (%)		Front	Side interior	Side Street	Rear	Max. height (ft.)	Min. Dwelling unit size (sq. ft)	Accessory structures
R-8	Townhouse (2 units)	10	10,000	4,800	40	40	55	9	25	6	10	15	35	--	See § 155.308
	Townhouse (3 + units)	10	20,000	3,000	21	40	55	10	25	--	10	15	35	--	
	Apartments	10	20,000	--	--	40	55	10	15	10	15	20	35		
Notes															
1	Minimum dwelling unit size for multi-family is a per unit minimum														
2	Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC § 155.301 (F) and (G)														
3	In no instance shall the area of a residential lot be less than the size determined to be adequate by the County Health Department after soil and ground water table investigations have been made.														
4	A minimum of 1,245 square feet per unit of public Recreation and Open Space is required in the R-E Zoning District														
5	A minimum of 12.5% of the total site acreage is required to be Recreation and Open Space in all Open Space Subdivisions.														
6	Public water and sewer is required in all residential Zoning Districts.														
7	Lots using a zero side interior setback for one lot line are required to double the side interior setback requirement established for a single family unit for the opposite lot line.														
8	In the R-10 and R-8 Zoning Districts, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 10 dwelling units per acre.														
9	The minimum building separation for townhouse parcels and apartment parcels is 20 feet.														
10	When dwelling units are front-loaded or accessed from the front or side, a minimum 25' setback is required from the right-of-way providing access.														
11	Where lot width is less than 42' (except in existing in-fill lots), the lot must be alley-loaded or have parking accessed from the rear of the lot. Alley-loaded units are permitted only if at least 60% of the dwellings on that side of the block are also alley-loaded and formal on-street parking is required in the front of all alley-loaded units.														