

Table 2-2 Conventional Subdivision Regulations

<i>Conventional 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 with public water and sewer	-	-	20,000	80	35	50	2.1	35	15	25	30	35	--	See § 155.308	
	Single Family with public water and septic	-	-	25,000	80	35	50	1.7	35	15	25	30	35	--		
	Single Family with well and septic	-	-	40,000	100	35	50	1.0	35	15	25	30	35	--		
R-10	Single Family	-	-	10,000	70	35	50	4	30	10	20	25	35	--	See § 155.308	
	Zero Lot Line	-	-	10,000	70	35	50	4	30	0	20	25	35	--		
	Alley Loaded ⁹	-	-	10,000	70	35	50	4	30	10	10	25	35	--		
	Two Family		12,000	Set by Special Use Process												
	Townhouse (2 units)		12,000													
	Townhouse (3+units)		20,000													
	Apartments		20,000													
R-8	Single Family	-	-	8,000	60	35	55	5	25	10	15	25	35	--	See § 155.308	
	Zero Lot Line	-	-	8,000	60	35	55	5	25	0	15	25	35	--		
	Alley Loaded ⁹	-	-	8,000	60	35	55	5	15	10	15	25	35	--		
	Two Family		10,000	Set by Special Use Process												
	Townhouse (2 units)		10,000													
	Townhouse (3+units)		20,000													
	Apartments		20,000													

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Zoning District	Unit type	Lot Standards						Density (dwelling units/acre)	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-6	Single Family	-	-	6,000	50	35	60	7	25	6	10	20	35	--	See § 155.308		
	Zero Lot Line	-	-	6,000	50	35	60	7	20	0	10	25	35	--			
	Alley Loaded ⁹	-	-	6,000	50	35	60	7	10	6	10	25	35	--			
	Two Family		8,000	Set by Special Use Process													
	Townhouse (2 units)		8,000														
	Townhouse (3+ units)		20,000														
	Apartments		20,000														

Notes	
1	Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC § 155.301 (F) and (G)
2	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.
3	A minimum of 1,245 square feet of Recreation and Open Space is required per unit for Single Family, Zero Lot Line and Alley Loaded units.
4	Public water and sewer is required in the R-10, R-8, and R-6 Zoning Districts. Within Town limits, connection to public water and sewer is also required for lots contiguous to existing service.
5	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.
6	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.
7	In the R-6 Zoning District, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 12 dwelling units per acre.
8	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.
9	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.