

ARTICLE 3 – TYPES of SUBDIVISION DEVELOPMENTS

SEC. 3.0 RURAL RESIDENTIAL (RR-20 and RR-5)

- A.** Detached single dwelling unit, ranching, and agricultural uses with the following standards:
1. Lot widths of not less than 330 feet.
 2. Lot areas not less than 217,800 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.
 5. Opportunities may exist for some modifications in the off-site improvement requirements if approved by City Council.

SEC. 3.1 ESTATE RESIDENTIAL. (R1-43)

- A.** Detached single dwelling unit and low intensity ranching uses with the following standards:
1. Lot widths of not less than 145 feet.
 2. Lot areas not less than 43,560 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

SEC. 3.2 LOW DENSITY RESIDENTIAL. (R1-12)

- A.** Detached single dwelling unit development with the following standards:
1. Lot widths of not less than 100 feet.
 2. Lot areas not less than 12,000 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

SEC. 3.3 MEDIUM DENSITY RESIDENTIAL. (R1-8, and R1-6)

- A.** Detached single dwelling unit development with the following standards:
1. Lot widths of not less than 60 feet.
 2. Lot areas not less than 6,000 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.



SEC. 3.4 MEDIUM-HIGH DENSITY RESIDENTIAL. (R-2)

- A. Attached and detached single residential cluster development as part of an approved PAD or MPD or low-density multiple dwelling unit development with the following standards:
1. Lot widths of not less than 50 feet.
 2. Lot areas not less than 5,000 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

SEC. 3.5 HIGH-DENSITY RESIDENTIAL. (R-3 and R-4)

- A. Attached multiple dwelling unit development with the following standards:
1. Lot widths of not less than 60 feet.
 2. Lot areas not less than 6,000 net square feet.
 3. Compliance with all density, area, building and yard regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

SEC. 3.6 COMMERCIAL DEVELOPMENT.

- A. Commercial development as a part of an approved PAD or MPD or as a conventional subdivision in locations that are suitable and appropriate taking into consideration adjacent land uses, the scale of the development, and the availability of utilities with the following standards:
1. Compliance with the design standards and regulations of the Zoning Ordinance shall be required.
 2. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

SEC. 3.7 INDUSTRIAL DEVELOPMENT.

- A. Industrial development in locations that are suitable and appropriate taking into consideration adjacent land uses, the availability of utilities, and which provides for large scale developments and/or individual industrial development with the following standards:
1. Lot widths of not less than 150 feet.
 2. Lot areas not less than 43,560 net square feet.
 3. Compliance with the design standards and regulations of the Zoning Ordinance shall be required.
 4. Compliance with all design standards outlined in Chapter 6 of this Ordinance shall be required.

