

1 **DRAFT ORDINANCE 2020-05**
2 **TOWN OF LADY LAKE, FLORIDA**

3
4 Note: proposed changes within this document are displayed as follows:

5 **[begin add] new, added text [end add]**

6 **[begin delete] ~~deleted text~~ [end delete]**
7

8 **AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING**
9 **FOR A TEXT AMENDMENT TO THE TOWN OF LADY LAKE LAND DEVELOPMENT**
10 **REGULATIONS (ORDINANCE NO. 94-08) CHAPTER 5, SECTION 5-4, “ZONING DISTRICT**
11 **USES”; AMENDING THE HEIGHT REQUIREMENTS FOR SPECIFIED ZONING**
12 **DESIGNATIONS; AMENDING THE APPLICATION REVIEW PROCESS BY THE TECHNICAL**
13 **REVIEW COMMITTEE FOR PLANNED UNIT DEVELOPMENTS; PROVIDING FOR**
14 **SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

15 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive
16 Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II,
17 Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

18 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs
19 determined that the Town of Lady Lake Comprehensive Plan was in compliance with
20 the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida
21 Administrative Code; and

22 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
23 Code of the Town of Lady Lake, Florida in accordance with the Town of Lady Lake
24 Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes;
25 and

26 **WHEREAS**, the Town of Lady Lake has elected to amend Chapter 5, Section 5-4,
27 “Zoning District Uses”, of the Land Development Regulations, finding it is in the best
28 interests of the Town of Lady Lake and promotes the general welfare of its citizens.

29 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of
30 Lady Lake, in Lake County, Florida:

1 **SECTION 1 Amendment.**

2 “The Land Development Code of the Town of Lady Lake, Florida”(the “Land
3 Development Code”), dated August 15, 1994, is hereby amended as provided below:
4 Chapter 5, Section 5-4, “Zoning District Uses”, of the Land Development Regulations is
5 amended to establish maximum building heights for each zoning designation and to
6 clarify the application review process by the Technical Review Committee for Planned
7 Unit Developments as set forth in Exhibit “A”, attached hereto and incorporated
8 herein.

9 **SECTION 2 Severability.**

10 If any section, sentence, clause, phrase or word of this Ordinance is for any reason
11 held, or declared to be unconstitutional, inoperative or void, such holding or invalidity
12 shall not affect the remaining portions of this ordinance; and it shall be construed to
13 have been the Town Commission’s intent to pass this Ordinance without such
14 unconstitutional, invalid or inoperative part therein; and the remainder of this
15 Ordinance, after the exclusion of such part or parts, shall be deemed and held to be
16 valid, as if such parts had not been included herein; or if this Ordinance or any
17 provisions thereof shall be held inapplicable to any person, groups of persons,
18 property, kind of property, circumstances or set of circumstances, such holding shall
19 not affect the applicability thereof to any other person, property or circumstances.

20 **SECTION 3 Conflicts.**

21 All ordinances or part of ordinances in conflict with any of the provisions of this
22 Ordinance are hereby repealed.

23 **SECTION 4 Codification.**

24 The provisions of this Ordinance shall be codified as and become part of the Codes of
25 Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or
26 re-lettered to accomplish such intention and the word "Ordinance", or similar words,
27 may be changed to "Section", "Article", or other appropriate word.

28 **SECTION 5 Applicability.**

29 This Ordinance does not have retroactive applicability and does not apply to
30 applications filed prior to the effective date of this Ordinance.

1 **SECTION 6 Effective Date.**

2 This ordinance shall become effective upon adoption.

3 **PASSED AND ORDAINED this 21st day of September, 2020** in the regular session of the
4 Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second
5 and Final Reading.

6 Town of Lady Lake, Florida

7 _____
8 Jim Richards, Mayor

9 Attest:

10 _____
11 Kristen Kollgaard, Town Clerk

12 Approved as to form:

13 _____
14 Derek Schroth, Town Attorney

15

EXHIBIT A

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Sec. 5-4. — Zoning district uses.

[The text between these portions in Chapter 5, Section 5-4, “Zoning District Uses” remains unchanged and is not included in this ordinance for purposes of brevity.]

g) MX-8 "Mixed Residential Medium Density". This district is established to implement comprehensive plan policies to provide moderate density single-family and manufactured home dwelling units in urban environments at a density not to exceed eight dwelling units per acre and it is intended to serve as a transitional zone between multi-family and single-family residential uses.

[The text between these portions in Chapter 5, Section 5-4, “Zoning District Uses” remains unchanged and is not included in this ordinance for purposes of brevity.]

4) Design standards.

A) Minimum lot area shall be 5,000 square feet should central utilities be provided but overall density cannot exceed eight units per acre. Should septic tanks be utilized then the minimum lot area shall be 12,500 square feet. Projects may be designed to allow clustering of residential units; however, overall density cannot exceed eight units per acre.

B) Minimum lot width shall be 50 feet. Should septic tanks be utilized, then the minimum lot width shall be 100 feet. Minimum lot widths may be waived if clustering of units is provided.

C) Minimum setback requirements:

1. Front yard setback:

- a. Local roadway: 20 feet.
- b. Collector roadway: 35 feet.
- c. Arterial roadway: 50 feet.

2. Rear yard setback: Ten feet. A rear yard setback of seven-and-a-half feet if adjoining an adjacent side yard for corner lots shall be permitted.

3. Side yard setback when adjoining:

- a. Another lot: Five feet.

1 b. Local roadway: 20 feet.

2 c. Collector roadway: 35 feet.

3 d. Arterial roadway: 50 feet.

4 4. Where a front yard of lesser depth than required exists in front of
5 dwellings on more than 60 percent of lots of record on one side of the
6 street in any one block in an MX-8 district, the depth of the front yard for
7 any building hereafter erected or replaced on any lot in such block need
8 not be greater than the average depth of front yards of existing buildings

9 D) The maximum impervious surface ratio (which includes building coverage)
10 shall not exceed 60 percent in the development.

11 E) The minimum floor area shall be 800 square feet exclusive of garages,
12 screened porches, utility rooms, etc.

13 F) The maximum building height shall not exceed 35 feet[begin delete]unless
14 adequate fire protection measures are provided.[end delete]

15 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
16 remains unchanged and is not included in this ordinance for purposes of brevity.]

17 i) MF-12 "Multi-Family High Density Low Rise". This district is established to implement
18 comprehensive plan policies for managing high density residential development at
19 a density not to exceed four units per acre unless central sewer facilities are
20 available at which time density is not allowed to exceed 12 units per acre. This
21 district is established to ensure that sufficient land is available for high density
22 residential development.

23 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
24 remains unchanged and is not included in this ordinance for purposes of brevity.]

25 5) General design standards.

26 A) The minimum lot area for single-family shall be 5,000 square feet if central
27 sewer is provided. Should septic tanks be utilized then the minimum lot area
28 shall be 12,500 square feet.

1 B) The minimum lot area for duplex units shall be 9,000 square feet if central
2 sewer facilities are provided. Should septic tanks be utilized then the
3 minimum lot area shall be 12,500 square feet.

4 C) The minimum lot area for multi-family units shall be 15,000 square feet.

5 D) Projects may be designed to allow clustering of residential units; however,
6 overall density cannot exceed 12 units per acre.

7 E) The minimum lot width shall be 60 feet for single-family and duplex units if
8 central sewer facilities are provided. If septic tanks are utilized the minimum
9 lot width shall be 100 feet.

10 F) The minimum lot width shall be 100 feet for multi-family units.

11 G) Minimum lot widths may be waived if clustering of units is provided.

12 H) The minimum living area for single-family units shall be 800 square feet
13 exclusive of garages, screen porches, utility rooms, etc.

14 I) The minimum living area for one-bedroom duplex and multi-family units shall
15 be 550 square feet exclusive of garages, screened porches, utility rooms, etc.

16 J) The minimum living area for two-bedroom duplex and multi-family units shall
17 be 700 square feet exclusive of garages, screen porches, utility rooms, etc.

18 K) The minimum living area for three or more-bedroom duplex and multi-family
19 units shall be 850 square feet exclusive of garages, screen porches, utility
20 rooms, etc.

21 L) For maximum impervious surface ratio (including building coverage), height
22 and setback requirements, see charts at the end of this section.

23 [Begin add] M) Setback for Multi-Family Developments shall be a minimum of
24 30 feet from adjacent single-family residential zoning districts for two-
25 story developments, and a minimum of 50 feet from adjacent single-family
26 residential zoning districts for three-story developments. [End add]

27 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
28 remains unchanged and is not included in this ordinance for purposes of brevity.]

29 j) MF-18 "Multi-Family High Density 18". This district is established to implement
30 comprehensive plan policies for managing high-density residential development

1 where central sewer facilities are available. Density is not allowed to exceed 18
2 units per acre. This district is established to ensure that sufficient land is available
3 for high-density residential development in close proximity to infrastructure,
4 adequate collector or arterial corridors, and public and private services, thus
5 providing residential opportunities including affordable housing options.

6 5) General design standards.

7 A) The minimum lot area for single-family detached shall be 4,500 square feet if
8 central sewer is provided. Should septic tanks be utilized then the minimum
9 lot area shall be 12,500 square feet.

10 B) The minimum lot area for duplex units shall be 9,000 square feet if central
11 sewer facilities are provided. Should septic tanks be utilized, then the
12 minimum lot area shall be 12,500 square feet.

13 C) The minimum lot area for single-family attached shall be 3,000 square feet
14 and the use shall be permitted only if central sewer is available.

15 D) Projects may be designed to allow clustering of residential units; however,
16 overall density cannot exceed 18 units per acre.

17 E) The minimum lot width shall be 50 feet for single-family detached and duplex
18 units if central sewer facilities are provided. If septic tanks are utilized, the
19 minimum lot width shall be 100 feet. The minimum lot width for single-family
20 attached shall be 24 feet.

21 [F)] The minimum tract width for a multi-family development shall be 100 feet
22 for multi-family units.

23 G) Minimum lot widths may be waived if clustering of units is provided.

24 H) The minimum living area for single-family units shall be 800 square feet
25 exclusive of garages, screen porches, utility rooms, etc.

26 I) The minimum living area for one-bedroom duplex and multi-family units shall
27 be 550 square feet exclusive of garages, screened porches, utility rooms, etc.

28 J) The minimum living area for two-bedroom duplex and multi-family units shall
29 be 700 square feet exclusive of garages, screen porches, utility rooms, etc.

1 K) The minimum living area for three or more-bedroom duplex and multi-family
2 units shall be 850 square feet exclusive of garages, screen porches, utility
3 rooms, etc.

4 L) For maximum impervious surface ratio (including building coverage), height
5 and setback requirements, see charts at the end of this section.

6 [Begin add] M) Setback for Multi-Family Developments shall be a minimum of 30
7 feet from adjacent single-family residential zoning districts for two-story
8 developments, and a minimum of 50 feet from adjacent single-family
9 residential zoning districts for three-story developments. [End add]

10 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
11 remains unchanged and is not included in this ordinance for purposes of brevity.]

12 k) RP "Residential Professional". This district is established to implement
13 comprehensive plan policies for managing transitional areas where existing
14 residential structures can be utilized for personal and professional services and
15 not adversely affect adjacent property. The density cannot exceed four units per
16 acre unless central sewer facilities are available at which time density is not
17 allowed to exceed 12 units per acre.

18 4) Design standards.

19 A) The maximum impervious surface ratio (which includes building coverage)
20 shall be limited to 75 percent.

21 B) The maximum building height is 35 feet [begin delete] unless adequate fire
22 protection measures are provided. [end delete]

23 C) The minimum lot area shall be 10,000 square feet if central sewer facilities
24 are provided. Should septic tanks be utilized the minimum lot area shall be
25 12,500 square feet. Projects may be designed to allow clustering of
26 residential units; however, overall density may not exceed twelve units per
27 acre.

28 D) The minimum lot width shall be 100 feet. Minimum lot widths may be waived
29 if clustering of units is provided.

30 E) Minimum setback requirements:

31 1. Front yard setback:

- 1 a. Local roadway: 25 feet.
- 2 b. Collector roadway: 30 feet.
- 3 c. Arterial roadway: 50 feet.

4 2. Side and rear setbacks shall be equivalent to those used for proposed
5 land use as identified in the individual sections.

6 l) CT "Commercial Tourist". This district is established to implement comprehensive
7 plan policies for managing tourist related facilities.

8 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
9 remains unchanged and is not included in this ordinance for purposes of brevity.]

10 E) Maximum building height is [begin add] 45 feet, with a limitation of three
11 stories. For the purposes of this section, habitable, occupancy use area shall
12 mean that portion of a building or structure included between the upper
13 surface of a floor and the ceiling above, intended for human occupancy. The
14 height limitations of this chapter shall also apply to all architectural features
15 not intended for human occupancy. [end Add] [Begin delete] thirty-five (35)
16 feet unless adequate fire protection measures are provided. [End delete]

17 F) The density shall not exceed 12 units per acre.

18 [Begin add] G) Hotel/Motel Developments shall be a minimum of 30 feet from
19 adjacent single-family residential zoning districts for two-story
20 developments, and a minimum of 50 feet from adjacent single-family
21 residential zoning districts for three-story developments. [End add]

22 m) LC "Light Commercial". This district is established to implement comprehensive
23 plan policies for managing transitional areas between residential land uses and
24 more intense commercial and industrial uses. This district is established to
25 provide sufficient land for residential dwellings at a density not to exceed four
26 units per acre unless central sewer facilities are available at which time density is
27 not allowed to exceed 12 units per acre and general retail sales and services.

28 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
29 remains unchanged and is not included in this ordinance for purposes of brevity.]

30 4) Design standards.

1 A) The maximum impervious surface ratio (which includes building coverage)
2 shall be limited to 80 percent.

3 B) Maximum building height is [begin add] 45 feet with a limitation of three
4 stories for multi-family apartments, condominiums, assisted living facilities,
5 skilled nursing facilities, and independent living facilities. For the purposes
6 of this section, habitable, occupancy use area shall mean that portion of a
7 building or structure included between the upper surface of a floor and the
8 ceiling above, intended for human occupancy. The height limitations of this
9 chapter shall also to apply all architectural features not intended for human
10 occupancy. [end add] [begin delete] thirty five (35) feet unless adequate fire
11 protection measures are provided. [End delete]

12 C) No minimum lot size is required.

13 D) No minimum lot width is required.

14 E) Setbacks of the LC "Light Commercial" zoning designation shall be governed
15 by the requirements as set forth in Chapter 20 (Commercial Design
16 Standards).

17 [Begin add] F) Setback for Multi-Family and Condominium Developments shall
18 be a minimum of 30 feet from adjacent single-family residential zoning
19 districts for two-story developments, and a minimum of 50 feet from
20 adjacent single-family residential zoning districts for three-story
21 developments. [End add]

22 n) HC "Heavy Commercial/Wholesale Commercial". This district is established to
23 implement comprehensive plan policies for managing commercial development.
24 This district is designed to accommodate general retail sales and services and
25 wholesale services.

26 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
27 remains unchanged and is not included in this ordinance for purposes of brevity.]

28 4) Design standards.

29 A) The maximum impervious surface ratio (which includes building coverage)
30 shall be limited to 80 percent.

- 1 B) Maximum building height is [begin add] 45 feet with a limitation of three
2 stories for multi-family apartments, condominiums, assisted living facilities,
3 skilled nursing facilities, independent living facilities, hotels and motels.
4 Buildings used for all other uses of the HC district other than above, may
5 build to a maximum height of 55 feet. For the purposes of this section,
6 habitable, occupancy use area shall mean that portion of a building or
7 structure included between the upper surface of a floor and the ceiling
8 above, intended for human occupancy. The height limitations of this chapter
9 shall also apply to all architectural features not intended for human
10 occupancy. [end add] [begin delete] thirty-five (35) feet unless adequate fire
11 protection measures are provided. [end delete]
- 12 C) Density is limited to four units per acre unless central sewer facilities are
13 available at which time densities shall not exceed 12 units per acre.
- 14 D) No minimum lot size is required.
- 15 E) No minimum lot width is required.
- 16 F) Setbacks of the HC "Heavy Commercial" zoning designation shall be
17 governed by the requirements as set forth in chapter 20 (Commercial Design
18 Standards).
- 19 [Begin add] G) Setback for Hotel/Motel, Multi-Family and Condominium
20 Developments shall be a minimum of 30 feet from adjacent single-family
21 residential zoning districts for two-story developments, and a minimum of 50
22 feet from adjacent single-family residential zoning districts for three-story
23 developments. [End add]
- 24 o) I "Industrial". This district is established to implement comprehensive plan policies
25 for managing industrial development and to provide development for wholesale
26 commercial uses and limited industrial operations engaged in fabricating, repair,
27 or storage of manufactured goods where no objectionable by-products of the
28 activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise
29 in excess of that customary to loading, unloading, and handling of goods and
30 materials) are noticeable beyond the lot on which the facility is located. No
31 hazardous materials may be utilized by the industrial operations permitted in this
32 district. The location of such districts shall take into consideration access to rail

1 and terminal facilities, major arterial roadways, labor markets and necessary
2 urban services. Such districts shall be accessible to major thoroughfares and
3 buffered from residential neighborhoods.

4 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
5 remains unchanged and is not included in this ordinance for purposes of brevity.]

6 4) Design standards.

7 A) The maximum impervious surface ratio (which includes building coverage)
8 shall be limited to 75 percent.

9 B) Maximum building height is [begin add] 45 feet with a limitation of three
10 stories for multi-family apartments, condominiums, assisted living facilities,
11 skilled nursing facilities, independent living facilities, hotels and motels.
12 Buildings used for all other uses of the HC district, as allowed by reference of
13 cumulative zoning, other than above, may build to a maximum height of 55
14 feet. For the purposes of this section, habitable, occupancy use area shall
15 mean that portion of a building or structure included between the upper
16 surface of a floor and the ceiling above, intended for human occupancy. The
17 height limitations of this chapter shall also apply to all architectural features
18 not intended for human occupancy. [end add] [begin delete] thirty five (35)
19 feet unless adequate fire protection measures are provided. [end delete]

20 [Begin add] F) Setback for Multi-Family, Condominium, or Hotel Developments
21 shall be a minimum of 30 feet from adjacent single-family residential zoning
22 districts for two-story developments, and a minimum of 50 feet from adjacent
23 single-family residential zoning districts for three-story developments. [End
24 add]

25 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
26 remains unchanged and is not included in this ordinance for purposes of brevity.]

27 p) PUD "Planned Unit Development". This district is established to implement
28 comprehensive plan policies for encouraging affordable housing by allowing a
29 variety of housing types with a broad range of housing costs. This district is
30 designed to encourage innovative development concepts to provide design
31 amenities and to manage natural features of the land. The location of such PUDs
32 will be dictated by the type of development that will be provided. (Residential

1 PUDs will be located in residentially designated areas of the Future Land Use Map
2 of the comprehensive plan, commercial PUDs will be located in commercially
3 designated areas of the Future Land Use Map, etc.) Densities and intensities
4 cannot exceed those which are permitted in that area on the Future Land Use Map.
5 Conceptual development plans or a memorandum of agreement and bubble plan
6 are required to be submitted along with the rezoning application.

7 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
8 remains unchanged and is not included in this ordinance for purposes of brevity.]

9 11) Application review process.

10 A) The approval process shall be the same as that followed for rezoning.

11 B) Technical Review Committee (TRC). All submittals shall be reviewed by the
12 TRC and members' comments shall be delivered [begin delete] and discussed
13 at a regularly scheduled meeting. Formal comments of the TRC shall be
14 transmitted in writing to the applicant no later than ten (10) working days
15 after the meeting. A formal staff report will be forwarded to [end delete] and
16 to the Planning and Zoning Board with staff recommendations.

17 C) Resubmittal. Resubmittal of the conceptual development plan or
18 memorandum of agreement and bubble plan reflecting revisions required by
19 TRC comments shall be made [begin add] and deemed satisfactory in
20 addressing the comments prior to advancing to the Planning and Zoning
21 Board Meeting [end add] [begin delete] at least five (5) working days prior to
22 the next regularly scheduled TRC meeting [end delete].

23 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
24 remains unchanged and is not included in this ordinance for purposes of brevity.]

25 q) PFD "Public Facilities District". This district is established to manage policies of the
26 comprehensive plan for development of public facilities. This district is
27 established to provide for the special or substantial public interest facilities that
28 are so desired. A bubble plan and memorandum of agreement are required to be
29 submitted along with rezoning applications.

30 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
31 remains unchanged and is not included in this ordinance for purposes of brevity.]

1 3) Maximum intensity standard.

2 A) The maximum impervious surface ratio (which includes building coverage)
3 shall be 75 percent.

4 B) Maximum building height is [Begin add] 45 feet with a limitation of three
5 stories. For the purposes of this section, habitable, occupancy use area shall
6 mean that portion of a building or structure included between the upper
7 surface of a floor and the ceiling above, intended for human occupancy. The
8 height limitations of this chapter shall also apply to all architectural features
9 not intended for human occupancy. [End Add] [Begin delete] thirty-five (35)
10 feet unless adequate fire protection measures are provided. [End delete]

11 [Begin add] C) Building setback shall be a minimum of 30 feet from adjacent
12 single-family residential zoning districts for two-story developments, and a
13 minimum of 50 feet from adjacent single-family residential zoning districts
14 for three-story developments. [End add]

15 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
16 remains unchanged and is not included in this ordinance for purposes of brevity.]

17 r) CP "Planned Commercial". This district is established to provide for any commercial
18 land use, subject to Town Commission approval, currently available in other
19 "commercial" zoning districts and to provide for any commercial use for which no
20 provision is made elsewhere in this code. The intent is to establish "CP" districts
21 individually under approved site plans and conditions necessary to promote the
22 general welfare and to secure coordinated economic land use.

23 [The text between these portions in Chapter 5, Section 5-4, "Zoning District Uses"
24 remains unchanged and is not included in this ordinance for purposes of brevity.]

25 4) Design standards.

26 A) The maximum impervious surface ratio (which includes building
27 coverage) shall be limited to eighty (80) percent.

28 B) Maximum building height is [Begin add]45 feet with a limitation of three
29 stories for multi-family apartments, condominiums, assisted living
30 facilities, skilled nursing facilities, independent living facilities, hotels
31 and motels. Buildings used for all other uses of the commercial districts,

1 as allowed by reference, other than above, may build to a maximum
2 height of 55 feet. For the purposes of this section, habitable, occupancy
3 use area shall mean that portion of a building or structure included
4 between the upper surface of a floor and the ceiling above, intended for
5 human occupancy. The height limitations of this chapter shall also apply
6 to all architectural features not intended for human occupancy. [End
7 add] [Begin delete] ~~thirty five (35) feet unless adequate fire protection~~
8 ~~measures are provided.~~ [End delete]

9 C) No minimum lot size is required.

10 D) No minimum lot width is required.

11 E) Setback requirements shall be established individually at the time of
12 zoning approval.

13 F) Parking requirements shall be as required for the specific use.
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CHART 5-1

2

SCHEDULE OF DIMENSIONAL REQUIREMENTS

District	Minimum Living Area/D.U. (sq. ft.)	Minimum Lot Area (sq. ft.) With Septic Tank	Minimum Lot Area (sq. ft.) With Central Sewer	Minimum Lot Width (feet) With Septic Tank	Minimum Lot Width (feet) With Central Sewer	Maximum Impervious Surface Ratio	Minimum Open Space	Maximum Height (feet)
AG-1	1,000	1 ACRE	1 ACRE	150	150	25%	N/A	35
RS-1	1,000	1 ACRE	1 ACRE	100	100	35%	N/A	35
RS-3	1,000	14,500*	14,500	100	100	35%	N/A	35
RS-4	1,000	NA	8,500	NA	75	45%	N/A	35
RS-6	1,000	12,500 #	7,000	100 #	75	45%	N/A	35
MX-5	850	12,500 #	8,700	100 #	60	45%	N/A	35
MX-8	800	12,500 #	5,000	100 #	50	60%	N/A	35**
MH-9	800	12,500 #	5,000	100 #	50	60%	N/A	35
MF-12 SF	800	12,500 #	5,000	100 #	60	60%	N/A	35**
MF-12 DP	1 BD-550 2 BD-700 3 BD-850	12,500 #	9,000	100 #	60	60%	N/A	35
MF-12 MF	1 BD-550 2 BD-700 3 BD-850	15,000 #	15,000	100 #	100	65%	N/A	35 45

District	Minimum Living Area/D.U. (sq. ft.)	Minimum Lot Area (sq. ft.) With Septic Tank	Minimum Lot Area (sq. ft.) With Central Sewer	Minimum Lot Width (feet) With Septic Tank	Minimum Lot Width (feet) With Central Sewer	Maximum Impervious Surface Ratio	Minimum Open Space	Maximum Height (feet)
MF-18 SF	800	12,500 #	4,500 Detached 3,000 Attached	100 #	50	60%	N/A	35
MF-18 DP	1 BD-550 2 BD-700 3 BD-850	12,500 #	9,000	100 #	60	60%	N/A	35
MF-18 MF	1 BD-550 2 BD-700 3 BD-850	15,000 #	15,000	100 #	100	65%	N/A	45**
RP	MF-12 ***	12,500	10,000	100	100	75%	25%	35**
CT	N/A	15,000	15,000	100	100	80%	20%	35** 45
LC	MF-12 ***	NONE	NONE	NONE	NONE	80%	20%	35** 45
HC	MF-12 ***	NONE	NONE	NONE	NONE	80%	20%	35** 45/55
I	MF-12 ***	NONE	NONE	NONE	NONE	75%	25%	35** 45/55

- 1 **NOTES:** Lot widths are measured along the front property line unless the lot is located
- 2 on a cul-de-sac in which case the lot width shall be measured along the building
- 3 setback line. DP - duplex, MF - multi-family

1 *Property must be served by central water. If individual well is used for potable water,
 2 the minimum lot size is one-half acre.

3 [begin delete]**Maximum building heights may be increased if adequate fire
 4 protection measures are provided. (See Building and Fire Codes chapter.)[end delete]

5 **Reference MF-12 Regulations if a residential use is proposed.

6 #Residential subdivisions and multi-family developments platted or granted site plan
 7 approval after September 19, 2018 shall be required to connect to the Central
 8 Wastewater System.

9 **CHART 5-2 — SCHEDULE OF SETBACK REQUIREMENTS**

10 **MINIMUM BUILDING SETBACK IN FEET (FT)**

District	Front Local	Front Collector	Front Arterial	Side (adjoining) Another Lot	Side (adjoining) Local	Side (adjoining) Collector	Side (adjoining) Arterial	Rear
AG-1	25	30	50	8	25	30	50	20
RS-1	25	30	50	10	25	30	50	20
RS-3	25	30	50	8	25	30	50	20
RS-4	25	30	50	6	25	35	50	20
RS-6	25	35	50	6	25	35	50	20
MX-5	25	35	50	6	25	35	50	20
MX-8	20	35	50	5	20	35	50	10
MH-9	25*	35	50	5	25*	35	50	10
MF-12 SF	25	35	50	7.5	25	35	50	20

District	Front Local	Front Collector	Front Arterial	Side (adjoining) Another Lot	Side (adjoining) Local	Side (adjoining) Collector	Side (adjoining) Arterial	Rear
MF-12 DP	25	35	50	15	25	35	50	20
MF-12 MF	25	35	50	10	25	35	50	20 ^{***}
MF-18 SF	25	35	50	5	25	35	50	20
MF-18 DP	25	35	50	10	25	35	50	20
MF-18 MF	25	35	50	20	25	35	50	20 ^{***}
RP	25	30	50	**	**	**	**	**
CT	25	35	50	10	25	35	50	20
LC	25	35	50	5	25	35	50	15
HC	25	35	50	5	25	35	50	15
I	25	30	50	20	25	30	50	20

- 1 *20 feet off of interior paved streets.
- 2 **Setbacks for side and rear shall be equivalent to the proposed land use as identified
- 3 above.
- 4 [Begin delete] ~~*** Each additional story will add five (5) feet to the rear setback.~~ [End delete]