

Key land use requirements: R-1 and R-2 zoning

The following table provides a list of key uses and development standards that apply to the R-1, Low-Density Residential Zone and the R-2, Medium Density Residential Zone.

ALLOWED USES

| Uses Allowed | R-1 Zone | R-2 Zone |
|--|---------------------------------------|--|
| Single-Family Residence | Permitted | Permitted |
| Multi-family housing | Requires PUD approval | Permitted (Special Standards) |
| Churches, Schools | Conditional Use Permit (CUP) required | CUP required |
| Clinics | Prohibited | Prohibited |
| Assisted Care Facility (over 6 people) | CUP required | CUP required |
| Day Care | Allowed with special standards | Allowed with special standards |
| Neighborhood Commercial Uses (C-1) | Requires PUD | Requires PUD or CUP with special standards |
| Other commercial uses | Prohibited | Prohibited |

LOT AND DEVELOPMENT STANDARDS

| Required Standard | R-1 Zone | R-2 Zone |
|------------------------------------|-------------------------------------|--|
| Density | 0-14 units/acre | 10-28 units/acre |
| Building Height | 30 ft. | 35 ft. |
| Side/Rear setbacks | 5 ft. | 5 ft. |
| Lot coverage | 50% of the site | 50% of the site |
| Open Space | 0 | 20% of the site |
| Minimum lot size | 4,500 sq. ft | 4,500 sq. ft. |
| Small lot allowance | Requires Cluster Subdivision or PUD | 2,250 sq. ft. (with standards) |
| Minimum lot width | 50 ft. | 35 ft. |
| Building Mass, Scale, Articulation | None | Multi-Family Housing: <ul style="list-style-type: none"> • Prohibits large uninterrupted facades • Limits building length • Limits exterior entrances |
| Landscaping | None | 20% of the site |

Note: Please see EC 9.2700-9.2777 for a detailed list of applicable standards