

Adoption Hearing

Chapter 3

November 12, 2020

Sec. 3-2.2. – Limited Residential Zoning District (LR).

The Limited Residential zoning district is intended to accommodate development of residential neighborhoods with a mix of community facilities. Allowable uses in this zoning district include all housing types and residential accessory uses, as well as complimentary community services, recreational facilities and light infrastructure serving the residential uses.

Density:

Maximum density for Limited Residential is 5 dwelling units per acre. This zoning district enables the Suburban Residential Future Land Use Designation.

Table 3 - LR Dimensional Regulations

Development Standards	Single-family Detached & Multi-family	Single-family Attached
LOT DIMENSIONS:		
Lot Size, Minimum (square feet)	6,000	2,500
Lot Width, per Chapter 2 (feet)	40	25
Lot Depth, Minimum (feet)	100	100
LOT COVERAGE:		
Impervious Coverage, Maximum (percent)	65	75
BUILDING HEIGHT:		
Building Height, Maximum (feet)	40	40
Building Height, Maximum (stories)	3	3
DENSITY/INTENSITY:		
Density, Maximum (units per acre)	5	5
Floor Area Ratio (FAR)	n/a	n/a
BUILDING PLACEMENT:		
Front Setback, Minimum (feet)	25	20

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Side Setback, Minimum (feet) Principal	10	10
Interior Side Setback, Minimum (feet) Principal	n/a	0
Side Setback, Minimum (feet) Accessory*	8	5
Rear Setback, Minimum (feet) Principal	20	20
Rear Setback, Minimum (feet) Accessory	8	5

*Setback is for single story accessory buildings, for 2 story accessory buildings, the setback increases to the Principal structure side setback.

Principal and accessory setbacks are the same, except as otherwise noted.