

Proposed Text Amendment Case #26-07-PLBD-00024

The underlined text is to be added; the text to be removed is shown with a single ~~strike through~~.

Subsec. 4 – Zoning District...

4.2.1 AG – AGRICULTURAL DISTRICT...

Dimensional Requirements - AG

Dimensional Requirement	Single-Family Detached	Two-Family Dwelling Duplex	Note
Min. Lot Size (ft.²)	40,000	60,000	
<u>Min. Lot Size (ft²)</u>	40,000		
Min Lot Width (ft) @ Building Line			
Interior Lot (ft.)	150	200	
<u>Interior Lot (ft.)</u>	150		
Corner Lot (ft.)	150	200	
<u>Corner Lot (ft.)</u>	150		
Min. Street Frontage (ft.)	50	50	
<u>Min. Street Frontage (ft.)</u>	50		
Min Street Setback (ft.)			[1]
Local or Collector, Front or Side	40	40	
<u>Local or Collector, Front or Side</u>	40		
Minor Thoroughfare	45	45	
<u>Minor Thoroughfare</u>	45		
Major Thoroughfare	50	50	
<u>Major Thoroughfare</u>	50		
Min. Interior Setbacks (ft.)			
Side Yard (ft.)	15	15	
<u>Side Yard (ft.)</u>	15		

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Dimensional Requirements - AG

Dimensional Requirement	Single-Family Detached	Two-Family Dwelling Duplex	Note
Rear Yard (ft.)	30	30	
<u>Rear Yard (ft.)</u>	<u>30</u>		
Max. Structure Height (ft.)	50	50	[2]
<u>Max. Structure Height (ft.)</u>	<u>50</u>		<u>[2]</u>
Max. Building Coverage (% of Lot)	30	30	
<u>Max. Building Coverage (% of Lot)</u>	<u>30</u>		
Accessory Structures			[3]
Setbacks (ft.)	Same as above.		
Height (ft.)	N/A		
Maximum Size (% of Floor Area)	N/A		

1. *Setback measured from right-of-way line or property line of parcels.*
2. *No more than three (3) full or partial stories entirely above grade.*
3. *Accessory structures may be located in front of the principal structure when the lot is a minimum of two (2) acres. If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to five (5) ft. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.*

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4.2.17 MXU – MIXED-USE...

Dimensional Requirements - MXU

Standard	Residential (DU=Dwelling Unit)		Non-Residential	Note
	<u>SF Single-Fam/Two-Fam</u>	MF Mult-Fam.		
Min. Lot Size (ft. ²)	5,000	n/a	20,000	
Min. Lot Size for First 3 DUs (ft. ²)	n/a	9,000	n/a	
Additional Lot Area per Additional Unit (ft. ²)	n/a	2,000	n/a	
Minimum Lot Width (ft.) @ Building Line			100	
Interior Lot (ft.)	50-40	n/a	n/a	[1]
Corner Lot (ft.)	70-50	n/a	n/a	
Min. Street Frontage (ft.)	30	50	75	
Minimum Lot Width for First <u>First</u> 3 DUs (ft.)	n/a	60	n/a	
Additional Lot Width per Additional Unit (ft.)	n/a	5 until total = 120	n/a	
Min. Street Setbacks (ft.)				[1][2]
Local or Collector Rd.	15	25	25	
Minor Thoroughfare	35	35	30	
Major Thoroughfare	45	45	35	
Min. Interior Setbacks (ft.)				
Min. Side Setback (ft.)	5	10	10	
Rear Setback (ft.)	15	25	10	
Minimum Building Separation (ft.)	n/a	20	6	
Max. Structure Height (ft.)	50	50	n/a	[3]
Max. Building Coverage	40%			
Accessory Structures				[4]
Setbacks (ft.)	Same as above.			
Height (ft.)	25			
Maximum Size (% of Floor Area)	25			

1. Setbacks measured from right-of-way line/property line of parcels.
2. See Subsec. 8 - Subdivisions & Infrastructure Standards for Street Design Standards.
3. For each ft. above 50, the minimum setback on all sides shall increase by 1 ft.
4. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.

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4.3 USE MATRIX...

TABLE 4.3-1 PERMITTED USE SCHEDULE																						
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Overlay Zoning Required *** = Additional District Requirements, See Section 4.5 or 4.6																						
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*		
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P		P	P	P							
	Two-Family Dwelling (Twin Home or Duplex)		P	P						P	P	P		P	P	P						