

## **Article 4, Lot and Building Standards**

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot.

<b>Division I</b>	<b>Agricultural and Residential Districts</b>
<b>Division II</b>	<b>Commercial and Mixed-Use Districts</b>
<b>Division III</b>	<b>Industrial Districts</b>
<b>Division IV</b>	<b>Overlay Districts</b>
<b>Division V</b>	<b>Supplemental Development Standards</b>

# Article 4, Division I - Agricultural and Residential Districts

## Sec. 4.01 General Provisions

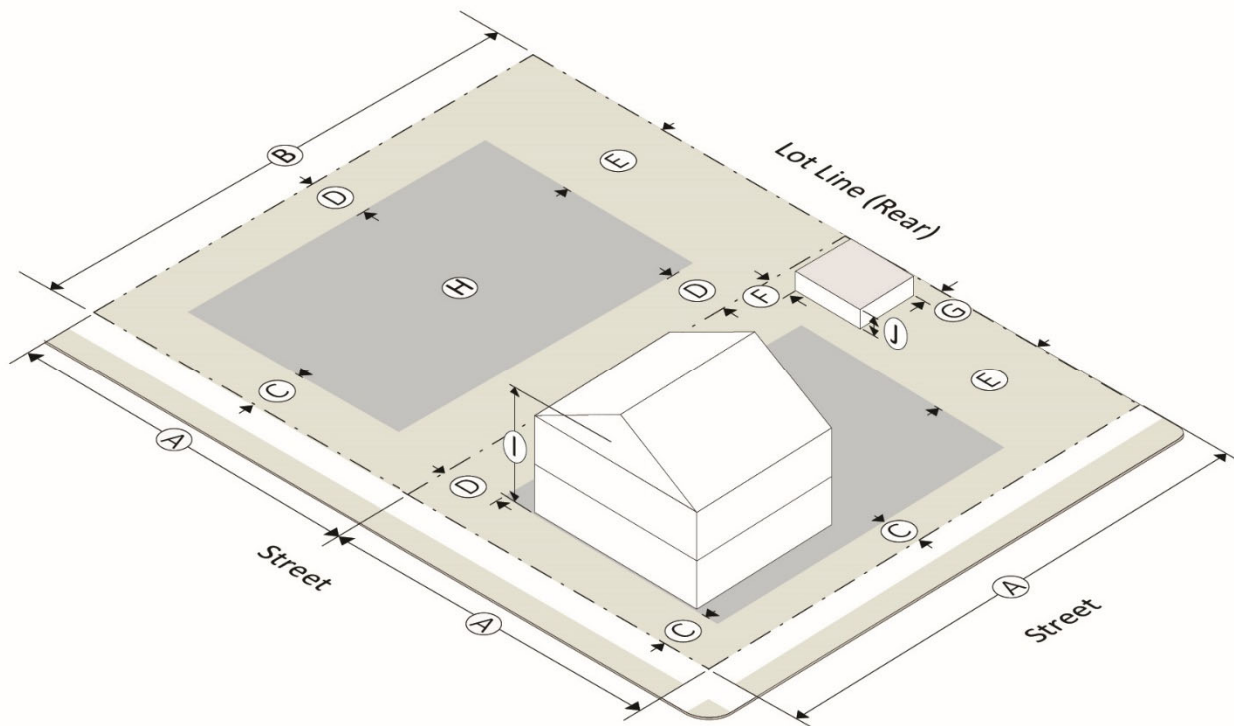
The intent of the Residential Districts is to protect established residential neighborhoods as well as promote well designed and properly located future residential developments.

The district provisions discourage any use that would substantially interfere with the residential nature of the districts. Compatible park, open space, utility and civic uses are permitted in Residential Districts as identified in Article 2, Uses, Use Regulations and Restrictions.

## Sec. 4.02 Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in the Article 15, Interpretations and Definitions.

Ⓐ Lot Width	Ⓕ Accessory Side Yard Setback
Ⓑ Lot Depth (Interior or Through Lot Only)	Ⓖ Accessory Rear Yard Setback
Ⓒ Principal Building Front Yard Setback	Ⓗ Buildable Area
Ⓓ Principal Building Side Yard Setback	Ⓖ Principal Building Maximum Height
Ⓔ Principal Building Rear Yard Setback	Ⓙ Accessory Building Maximum Height



**Sec. 4.03 AG, Agricultural District.**

**A. Purpose**

The AG Rural Agricultural District is established to protect rural areas of Douglas County in which agriculture, farm operations, conservation lands and timber stands on parcels of 5 acres or more are the established land use pattern, and to provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impact arising from more dense development.

**B. Lot Development Standards**

**Table 4.03-1**

<b>Lot Dimensions</b>	
Minimum Lot Area	5 Acres
Minimum Lot Width	150' at building setback line on sewer or septic
Minimum Lot Frontage on ROW	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac
Maximum Density	0.2 dwelling units/acre on sewer or septic
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front	100' from Major Thoroughfare or 35 from a Minor Street'
Side	15'
Rear	60'
<b>Accessory Building</b>	
From Principal Structure	10'
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
<b>Maximum Height</b>	
Principal	2.5 stories or 35'
Accessory	20'
<b>Minimum Floor Area</b>	
Single Family Detached	1,800 sf
<b>Minimum Dimension</b>	
Single Family Detached	16' in width
<b>Maximum Impervious Surface Coverage</b>	
	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

**C. Supplemental Regulations**

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. *Traffic Study Required.* A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).

**D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 302 for separation between agricultural and residential uses
2. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures
3. Cross reference Article 3, Section 319 for Animals
4. Cross reference Article 3, Section 335 for Horse and Ride Stables
5. Cross reference Article 3, Section 337 for Manufactured Home Lots or Subdivisions

#### **E. Cross References for Article 4, Division V**

The references below are to sections of the code that contain design requirements that apply to this zoning district.

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28; 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35 (a-b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Rural Agricultural (AG) District.

**Sec. 4.04 R-A Residential-Agricultural.**

**A. Purpose**

The R-A Residential-Agricultural District is established to protect and promote a suitable environment for rural or “large lot suburban” family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This District is required to protect the future development of land in accordance with the Comprehensive Plan of the county as amended.

**B. Lot Development Standards**

**Table 4.04-1**

<b>Lot Dimensions</b>	
Minimum Lot Area	1 acre on sewer or septic
Minimum Lot Width	150' at building setback line on sewer or septic
Minimum Lot Frontage on ROW	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac
Maximum Density	.85 Dwelling Units per acre on sewer or septic
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front	100' from Major Thoroughfare or 35' from a Minor Street"
Side	15'
Rear	60'
<b>Accessory Building</b>	
From Principal Structure	
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
<b>Maximum Height</b>	
Principal	2.5 stories or 35'
Accessory	20'
<b>Minimum Floor Area</b>	
Single Family Detached	1,800 sf
<b>Minimum Dimension</b>	
Single Family Detached	16' in width
<b>Maximum Impervious Surface Coverage</b>	
	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

**C. Supplemental Regulations**

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. *Traffic Study Required.* A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).

**D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 302 for separation between agricultural and residential uses
2. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures
3. Cross reference Article 3, Section 319 for Animals
4. Cross reference Article 3, Section 335 for Horse and Ride Stables
5. Cross reference Article 3, Section 337 for Manufactured Home Lots or Subdivisions

**E. Cross References for Article 4, Division V**

The references below are to sections of the code that contain design requirements that apply to this zoning district.

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35 (a-b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Residential Agricultural (RA) District.

**Sec. 4.05 R-LD Low Density Single-Family Residential.**

**A. Purpose**

The R-LD Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.

**B. Lot Development Standards**

**Table 4.05-1**

<b>Lot Dimensions</b>	
Minimum Lot Area	33,000 sq. ft. on septic; 15,000 sq. ft. on central sewer
Minimum Lot Width	80 feet on central sewer; 100 feet on septic
Minimum Lot Frontage	50' is the standard, 25' is permissible for lots over 5 acres either by direct access to a right-of-way or as a recorded easement connecting the lot to a public right-of-way 35' if fronting on a cul-de-sac

Maximum Density	1.63 dwelling units/acre on septic; 2.29 du/acre on central sewer
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front	100' from Major Thoroughfare; 35 from Minor Street'
Side	15'
Rear	30'
<b>Accessory Building</b>	
From Principal Structure	
Front	Not-Permitted unless 100' from the street right-of-way
Side	5' if less than 144 sf
Rear	Same as principal if greater than 144 sf
<b>Maximum Height</b>	
Principal	35'
Accessory	12'
<b>Minimum Floor Area</b>	
Single Family Detached	1,800 sf
<b>Maximum Lot Coverage</b>	
	40%
<b>Maximum Building Separation</b>	
<b>Maximum Impervious Surface Coverage</b>	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

**C. Supplemental Regulations**

3. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
4. *Traffic Study Required.* A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).

**D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 302 for separation between agricultural and residential uses
2. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures
3. Cross reference Article 3, Section 319 for Animals
4. Cross reference Article 3, Section 335 for Horse and Ride Stables

**E. Cross References for Article 4, Division V**

The references below are to sections of the code that contain design requirements that apply to this zoning district.

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.

2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35 (a-b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Residential Low Density (R-LD) District.

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**Sec. 4.06 R-MD Medium Density Single-Family Residential.**

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The R-MD Medium Density Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the future development of land in accordance with comprehensive development plans for the county.

**B. Lot Development Standards**

**Table 4.06-1**

<b>Lot Dimensions</b>	
Minimum Lot Area per dwelling unit	On Sewer: 10,000 sf single family or 10,000 sf per unit for duplex On Septic: 33,000 sf single family or 21,780 sf per unit for duplex
Minimum Lot Width	70' single family on sewer 100' on septic 100' duplex
Minimum Lot Frontage	50' 35' if fronting on a cul-de-sac
Maximum Density	On Sewer 3.23 DU/acre; On Septic 1.63 DU/Acre
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front yard	100' from major arterial; 35' from minor street
Side yard	15'
Rear yard	30'
Between Structures (Duplex)	0' allowed between attached units
Between Buildings (Duplex)	20' feet of separation is required between buildings
<b>Accessory Building</b>	
From Principal Structure	10'
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
<b>Maximum Height</b>	
Principal	35'
Accessory	Two stories or 26'
<b>Minimum Floor Area</b>	
Single Family Detached	1,800 sf per dwelling unit
Efficiency or one-bedroom – Duplex unit	750 sf
Two-bedroom – Duplex unit	1,050 sf
Three or more-bedroom – Duplex unit	1,500 sf
<b>Maximum Lot Coverage</b>	
	40%
<b>Maximum Building Separation</b>	
<b>Maximum Impervious Surface Coverage</b>	
	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

**C. Supplemental Regulations**

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

2. *Density Bonus*-Developers who apply the performance standards listed below to multi-family and townhome-condominium residential projects that are connected to central sewer facilities are allowed up to a 15% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of the density bonus. To achieve the full density bonus, each item below will be credited toward 10% of the total number of units allowed under the bonus. To achieve 100% of the density bonus, all ten standards must be satisfied.
  - a. Provision at least one bicycle indoor, protected bicycle parking space per 3 dwelling units;
  - b. Provision of at least one electric vehicle charging station per 50 parking spaces;
  - c. Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity;
  - d. Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace;
  - e. Provision of a fully fenced and secure Dog Park for the specific use of resident's pets.
  - f. Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed;
  - g. Transit-oriented amenities providing access to community transit systems;
  - h. Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs;
  - i. Installation of Energy Star rated appliances at the time of purchase or occupancy; and
  - j. Installation of supplemental Solar Photovoltaic Power generation capacity in the minimum amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.
3. *Traffic Study Required*. A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).

#### **D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures

#### **E. Cross References for Article 4, Division V**

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35 (a-b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Residential Medium Density (R-MD) District.

**Sec. 4.07 R-HD Residential – High Density.**

**A. Purpose**

The R-HD Residential High Density District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor or collector streets, to meet the demands of two, three, four and multi-family residences, townhomes and condominiums and to protect the orderly future development of land in accordance with comprehensive development plans for the county. The intent of this district is to provide standards for higher density dwellings which will:

- (1) Be located primarily in areas near or adjacent to low-density or medium density residential use areas;
- (2) Be located near such services as retail shopping and major thoroughfares and collector streets;
- (3) Be located to provide transition between single-family use areas and higher density dwelling areas and/or commercial areas;
- (4) Encourage the provision of usable open space and recreation areas and a desirable living environment;

**B. Lot Development Standards**

Table 4.07-1

<b>Lot Dimensions</b>				
Minimum initial tract site size is 3 acres	<b>Triplex/ Quadplex (unit fee simple with lot)</b>	<b>Townhouse (unit fee simple with lot)</b>	<b>Condomi niums (unit without lot)</b>	<b>Multi- family (units are rental)</b>
<b>LOT</b>				
Lot size, minimum area per dwelling unit	5445 SF	2400 SF	N/A	N/A
Lot width, minimum <sup>7</sup>	50 FT <sup>2</sup>	20 FT	N/A	
Lot frontage, minimum <sup>5</sup>	50 FT	20 FT	N/A	50 FT
<b>DENSITY</b>				
Dwelling units per acre on sewer	8	8	8	8
Dwelling units per acre on septic	2	Not Allowed	Not Allowed	Not allowed
<b>YARD [Principal Building]</b>				
Front setback, major thoroughfare, minimum <sup>4</sup>	50 FT	50 FT	50FT	50 FT
Front setback, minor street, minimum <sup>5</sup>	25FT	25 FT	25FT	25 FT
Side setback, minimum <sup>8</sup> between units/from property line	0/10 FT	0/10 FT	0/10 FT	0/10 FT
Rear setback, minimum <sup>8</sup> between units/from property line	20 FT	20 FT	20	20 FT
Required Minimum Private Usable Open Space/balcony/patio/yard for each Dwelling Unit Provided integral or Contiguous to each unit		10% of unit size	10% of unit size	
Required Minimum Open Space for the Development	20% of total acreage			20% of total acreage
<b>BUILDING [Principal &amp; Accessory Buildings &amp; Structures]</b>				
Building height, max	45 FT	45 FT	3 floors or 50'	3 floors or 50'

Building floor area, one-bedroom unit, min	560 SF	-		-
Building floor area, two-bedroom unit, min	650 SF	-		-
Building floor area, three-bedroom unit or more, min	1050 SF	-		-
Building floor area, townhouse Condominium, min	-	1300 SF	1300 SF	-
<b>Multi-Family Floor Area Minimums</b>				
Building floor area, efficiency unit, min	-	-		560 SF
Building floor area, one-bedroom unit, min	-	-		650 SF
Building floor area, two-bedroom unit, min	-	-		900 SF
Building floor area, three-bedroom unit or more, min	-	-		1100 SF
<b>Maximum Impervious Surface Coverage</b>	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions			

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1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. **Density Bonus**-Developers who apply the high-performance standards listed below to multi-family and townhome-condominium residential projects are allowed up to a 25% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of the density bonus. To achieve the full density bonus, each item below will be credited toward 10% of the total number of units allowed under the bonus. To achieve 100% of the density bonus, all ten standards must be satisfied.
  - a. Provision at least one bicycle indoor, protected bicycle parking space per 3 dwelling units.
  - b. Provision of at least one electric vehicle charging station per 50 parking spaces.
  - c. Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity.
  - d. Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace.
  - e. Provision of a fully fenced and secure Dog Park for the specific use of resident's pets.
  - f. Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed.
  - g. Transit-oriented amenities providing access to community transit systems.
  - h. Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs.
  - i. Installation of Energy Star rated appliances at the time of purchase or occupancy; and
  - j. Installation of roof-mounted supplemental Solar Photovoltaic Power generation capacity in the amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.
3. **Traffic Study Required.** A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).

**D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures

**E. Cross References for Article 4, Division V**

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35(b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Residential High Density (R-HD) District.

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**Sec. 4.08 R-MH Manufactured Home Residential.**

**A. Purpose**

The R-MH Manufactured Home Residential District is established to protect and promote a suitable environment for family life, to meet the need and demands for the development of manufactured home residential areas and to protect the future development of land in accordance with comprehensive development plans for the county.

**B. Lot Development Standards**

**Table 4.08-1**

<b>Site Area</b>	
<b>Manufactured Home Park initial site requires 20 acres</b>	
<b>Manufactured Home Subdivision initial site requires 50 acres</b>	
<b>Lot Dimensions</b>	
Minimum Lot Area	15,000 sf 4,500 sf per unit for MH Park allowed on sewer only
Minimum Lot Width	n/a
Minimum Lot Frontage	50'
Maximum Density MH Subdivision	On Sewer 2.95 DU/acre; On Septic 1.63 DU/acre
Maximum Density MH Park	On Sewer 6 DU/acre; On Septic not allowed
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front	15'
Side	7.5' 5' if common shared yard is approved
Rear	30'
<b>Accessory Building</b>	
From Principal Structure	
Front	Not-Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
<b>Maximum Height</b>	
Principal	2.5 stories or 35'
Accessory	20'
<b>Minimum Floor Area</b>	
Site Built Single Family Detached	<u>1,800 sf</u>
Manufactured Home on an Individual Lot	<u>1,800 sf</u>
Manufactured Home in a Manufactured Home Park	<u>1,300 sf</u>
<b>Impervious Surface Coverage Max</b>	60%
<b>Maximum Impervious Surface Coverage</b>	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%, within all other Basins no restrictions

**C. Supplemental Regulations**

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. Manufactured Home Parks shall comply with Section 336 of this Development Code.
3. Manufactured Home Subdivision shall comply with Section 337 of this Development Code.

#### **D. Cross References for Article 3**

The references below are to sections of this Code that contain dimensional requirements specific to this zoning district.

1. Cross reference Article 3, Section 313 for Standards for Accessory Buildings, Uses and Structures

#### **E. Cross References for Article 4, Division V**

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35(b) for Minimum Floor Area per dwelling unit requirements and 4.35(b) for Maximum Occupancy Provisions.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Residential Manufactured Home (R-MH) District.

**Sec. 4.09 PRD Planned Residential Development**

**A. Purpose**

The PRD district is established to protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families. This District facilitates a mix of residential opportunities from single-family detached through attached single and multi-family dwellings in accordance with the land use plan for the County. The development site must contain at least two acres adjacent to or in proximity to existing municipal boundaries. The intent of this district is to provide standards for higher density dwellings at the edges of existing municipal boundaries where public water and sewer infrastructure exist and arterial corridor frontage is available providing for higher density developments which will:

- (1) To provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities;
- (2) Be located adjoining or within 2500 feet of a municipal boundary primarily in areas near or adjacent to medium or high-density residential use areas.
- (3) Be located near such services as retail shopping and on major thoroughfares and collector streets.
- (4) Be located to provide transition between single-family use areas and these higher density dwelling areas and/or commercial areas.
- (5) Encourage the provision of usable open space and recreation areas and a desirable living environment and benefit from higher quality units using the available bonus options.

**B. Lot Development Standards**

**Table 4.09-1**

<b>Development Area</b>	
Minimum Development Area	2-acre min. development site
Minimum Development Frontage	50' for development site
<b>Lot Area</b>	
Single-family detached	5,000 sq. ft.
Single-family attached fee simple with lot	2,400 sq. ft.
Single-family attached condominium	n/a
Multi-Family	n/a
<b>Density</b>	
Adjoins Municipal Boundary	10 dwelling units per acre
Within 2500' of Municipal Boundary	8 dwelling units per acre
<b>All developments in this District must provide easement agreements to connect to central sewer and water in order to apply for this zone district.</b>	
<b>Minimum Setbacks</b>	
<b>Principal Building</b>	
Front	35' from Major; 25' from Minor
Side	15' for detached structures/0' for attached units
Rear	20'
Minimum separation between buildings	20' for duplex, triplex, quadplex or multifamily buildings
<b>Accessory Building</b>	
From Principal Structure	10'
Front	Not-Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
<b>Maximum Height</b>	



Principle – Multi-family or Condominium	3 floors or 50'
Principal - Attached	45'
Principal - detached	35'
Accessory	24'
<b>Minimum Floor Areas in Multi-Family Residential Units</b>	
Efficiency unit	560 sq.ft.
One-bedroom unit	650 sq. ft.
Two-bedroom unit	1,050 sq. ft.
Three or more-bedroom unit	1,500 sq. ft.
Townhouse/Condominium	1,500 sq. ft.
<b>Minimum Floor Areas in Single-Family Detached Units</b>	
	900 sq. ft.
<b>Maximum Building Separation</b>	
Multi-Family Developments	20' between one story buildings 30' between two-story buildings and one- or two-story buildings
<b>Maximum Impervious Surface Coverage</b>	Within the Dog River Primary Basin 15%, and Dog River Secondary Basin 25%, within the Bear Creek Basin 25%

**C. Supplemental Regulations**

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. *Traffic Study Required.* A traffic study shall be required by the developer to determine the impact of the proposed development on the existing roadway system if the number of dwelling units exceeds 50 dwelling units (See Article 15 Traffic Study definition for required components).
3. *Density Bonus*-Developers who apply the high-performance standards listed below to residential projects are allowed up to a 50% density bonus. Utilizing these standards and receiving this density bonus must be approved prior to any project commencement, and any alteration to those standards may result in revocation of the density bonus. To achieve the full density bonus, each item below will be credited toward 10% of the total number of units allowed under the bonus. To achieve 100% of the density bonus, all ten standards must be satisfied.
  - a) Provision of at least one bicycle indoor, protected bicycle parking space per 3 dwelling units.
  - b) Provision of at least one electric vehicle charging station per 50 parking spaces.
  - c) Provision of community accessible meeting spaces for tenant use. Meeting spaces shall have internet and phone capacity.
  - d) Provision of a fenced community garden with access to water and a storage area for tools and supplies. The community garden shall be a permanent fixture and identified on all site plans and shall be in addition to other required greenspace.
  - e) Provision of a fully fenced and secure Dog Park for the specific use of resident's pets.
  - f) Accessible units meeting Americans Disability Act (ADA) certification in the amount of 25% of total units proposed.
  - g) Transit-oriented amenities providing access to community transit systems.
  - h) Construction of structures using LEED, Enterprise Green Communities, EarthCraft, and GreenPoint Rated green building certification programs.
  - i) Installation of Energy Star rated appliances at the time of purchase or occupancy; and
  - j) Installation of roof-mounted supplemental Solar Photovoltaic Power generation capacity in the amount of 1.2kW per dwelling unit for a minimum of 50% of units proposed.

**D. Minimum Standards.**

- (1) No PRD district may be established without the concurrent approval of the Overall Development Plan (ODP) by the Board of Commissioners, in accordance with the provisions herein.
- (2) PRD districts shall have a minimum contiguous area of two acres.
- (3) PRD districts shall
  - a. Be located adjoining or within 2500 feet of a municipal boundary.
  - b. Shall provide connection to central sewer and water.
- (4) Open space shall be required as follows, which shall include a community green, park, or other community focal point:
  - a) 10% for single-family detached
  - b) 20% for single family attached
  - c) 25% for multi-family
  - d) 15% for a mix of housing types.
- (5) The boundaries of each PRD, upon approval, must be shown on the Zoning Map, shall be in conformance with the adopted Comprehensive Plan, and the approved Overall Development Plan.
- (6) The ODP shall define the boundary of the PRD, however, all development standards shall be regulated by the development standards as applicable and expressed in Articles 1-15 of the UDC.

**E. Overall Development Plan (ODP) –**

Development of the PRD is also governed by the ODP which includes a series of plans and design related documents regulating the development of the property. At a minimum, the ODP shall include the following:

- a. **Analysis of Existing Conditions.** An analysis of existing site conditions including a boundary survey and topographic map of the site at a minimum 1 inch = 40 feet scale shall include information on all existing manmade and natural features, utilities, all streams and easements, and features to be retained, moved or altered. The existing shape and dimensions of the existing lot to be built upon including the size, measurement and location of any existing buildings or structures on the lot shall be included.
- b. **Overall Master Plan.** A masterplan at a minimum 1 inch = 40 feet scale outlining all proposed regulations and calculations which shall include, but not be limited to, information on all proposed improvements including proposed building footprints, doors, densities, parking ratios, open space, height, sidewalks, yards, utilities, internal circulation and parking, landscaping, grading, lighting, drainage, amenities, and similar details including their respective measurements.
- c. **Phasing Plan.** Should a PRD be expected to require five years or longer to complete, a phasing plan shall be provided by the applicant that indicates the timeframe for construction and development of different aspects of the PRD.
- d. **Regulating Plan.** A regulating plan shall be provided with street types and open space for all property within the PRD boundary. The regulating plan shall be keyed to a set of standards developed based on location. This plan should consider how all modes of transportation will be accommodated including pedestrians, bicycles, cars, transit, rideshare, etc.
- e. **Architectural Pattern Book.** An Architectural Pattern Book demonstrating approved building materials, features, exterior finishes, windows, doors, colors, and other items affecting exterior appearance, such as signs, mechanical systems, fencing, etc. The pattern book shall include renderings of proposed buildings.
- f. Any additional information deemed necessary by the Development Services Department to determine compliance with ordinance standards.

#### **F. Cross References for Article 4, Division V**

1. Cross reference Article 4, Division V, Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; Section 4.28(c) for Exceptions to minimum lot frontage requirements; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.29 (a-d) for Residential Density and Lot Area requirements.
3. Cross reference Article 4, Division V, Section 4.31 (a-b) for Minimum Lot Size requirements for properties with septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.35(b) for Minimum Floor Area per dwelling unit requirements.
8. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
9. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
10. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Planned Residential (PRD) District.