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ARTICLE 3
SUBURBAN DISTRICT REGULATIONS

Section 3-100 R-1 Single Family Residential.

3-101 Purpose. The R-1 Single Family Residential district is established to provide for low density single family detached residences on lots of 40,000 square feet or more in locations consistent with the Comprehensive Plan. Urban R-1 land requires public water and sewer and should be limited to areas planned and served for public water and sewer.

3-102 Permitted Uses. The following uses are permitted in this district:

- (A) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (B) Agriculture, horticulture, forestry and fishery, excluding the keeping of livestock.
- (C) Bed and Breakfast Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609.
- (E) Cluster development reducing lot sizes up to 20% of minimum, pursuant to Sections 3-105, 3-108, and 6-1400.
- (F) Cluster development reducing lot sizes from 20-50% of minimum, pursuant to Sections 3-106, 3-109 and 6-1400.
- (G) Commuter parking lot, with less than 50 spaces.
- (H) Public or private playground or neighborhood park.
- (I) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (J) Dwelling, single family detached.
- (K) Utility substation, dedicated.
- (L) Wayside stand, pursuant to Section 5-604.
- (M) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655.
- (N) Nature preserve, such as but not limited to, wildlife sanctuary, conservation areas and game preserve.

- 1 (O) Bus shelter.
- 2 (P) Sewer pumping station.
- 3 (Q) Water pumping station.
- 4 (R) Public School (elementary, middle or high), pursuant to Section 5-
- 5 666.
- 6 (S) Telecommunications antenna, pursuant to Section 5-618(A).
- 7 (T) Telecommunications monopole, pursuant to Section 5-618(B)(1).

3-103

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- 11 (A) Camp, day and boarding.
- 12 (B) Cemetery, mausoleum or memorial park.
- 13 (C) Church, synagogue, and temple.
- 14 (D) Community center.
- 15 (E) Congregate housing facility.
- 16 (F) Country club.
- 17 (G) Fire and/or rescue station.
- 18 (H) Library.
- 19 (I) Orphanage or other similar institution.
- 20 (J) Playing fields and courts, lighted.
- 21 (K) Private club or lodge.
- 22 (L) Recycling drop-off collection center, large, pursuant, to Section 5-
- 23 607.
- 24 (M) Continuing care facility.
- 25 (N) Private School (Elementary, Middle, or High) for more than fifteen
- 26 (15) pupils, by Minor Special Exception.

- 1 (O) Sewage treatment plant.
- 2 (P) Utility substation, transmission, pursuant to Section 5-616.
- 3 (Q) Utility transmission lines, overhead.
- 4 (R) Water treatment plant.
- 5 (S) Public or private community or regional park.
- 6 (T) Bed and Breakfast Inn, pursuant to Section 5-601(B), by Minor
- 7 Special Exception.
- 8 (U) Borrow pit for road construction.
- 9 (V) Child or adult day care center, pursuant to Section 5-609.
- 10 (W) Commuter parking lot, with greater than 50 spaces.
- 11 (X) Golf course.
- 12 (Y) Structure or use for federal, state, county, or local government
- 13 purposes, not otherwise listed.
- 14 (Z) Kennel, pursuant to Section 5-606.
- 15 (AA) Public utility service center and storage yard.
- 16 (BB) Radio and/or television tower.
- 17 (CC) Water storage tank.
- 18 (DD) Utility substation, distribution, pursuant to Section 5-616.
- 19 (EE) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- 20 (FF) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 21 (GG) Police Station.
- 22 (HH) Banquet/Event Facility, pursuant to Section 5-642.

23 **3-104 Lot Requirements for Suburban Design Option.**

- 24 (A) **Size.** 40,000 square feet minimum.
- 25 (B) **Width.** 175 feet minimum.

- 1 (C) **Yards.** Each lot shall provide the following yards:
- 2 (1) **Front.** 35 feet minimum.
- 3 (2) **Side.** Minimum of twelve (12) feet on one side and nine (9)
- 4 feet on the other side.
- 5 (3) **Rear.** 35 feet minimum.

6 (D) Length/Width Ratio. 5:1 maximum.

7 (E) **Maximum Residential Density.** One principal dwelling unit per

8 40,000 square feet.

9 **3-105 Lot Requirements for Cluster Developments reducing lot size up to**

10 **20%.**

- 11 (A) **Size.** 32,000 square feet minimum.
- 12 (B) **Width.** 140 feet minimum.
- 13 (C) **Yards.** Each lot shall provide the following yards:
- 14 (1) **Front.** 30 feet minimum.
- 15 (2) **Side.** Minimum of twelve (12) feet on one side and nine (9)
- 16 feet on the other side.
- 17 (3) **Rear.** 30 feet minimum.
- 18 (D) **Length/Width Ratio:** 5:1 maximum.
- 19 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 20 sufficient amount such that a gross density of one lot per 40,000
- 21 square feet is maintained, calculated based on the overall parcel.
- 22 Open space shall be preserved by means of a permanent open space
- 23 easement acceptable to the Board of Supervisors.

24 (F) **Minimum Buffer.** A permanent common open space buffer of fifty

25 (50) feet in depth with a Category 2 Buffer Yard (Section 5-

26 1414(B)) shall be provided where a cluster development adjoins an

27 existing or planned residential district, land bay, or development

28 which has a minimum allowable lot size of 40,000 square feet or

29 greater. Such buffer area may be included in open space

30 calculations.

1 ~~(F)~~(G) **Maximum Residential Density.** One principal dwelling unit per
2 40,000 square feet.

3 **3-106 Lot Requirements for Cluster Development Reducing Lot Sizes 20% to**
4 **50% Pursuant to Section 6-1400.**

5 (A) **Size.** 20,000 square feet minimum.

6 (B) **Width.** 100 feet minimum.

7 (C) **Yards.** Each lot shall provide the following yards:

8 (1) **Front.** 25 feet minimum.

9 (2) **Side.** Minimum of twelve (12) feet on one side and nine (9)
10 feet on other side.

11 (3) **Rear.** 25 feet minimum.

12 (D) **Length/Width Ratio.** 5:1 maximum.

13 (E) **Minimum Open Space Area.** Open space shall be provided in a
14 sufficient amount such that a gross density of one lot per 40,000
15 square feet is maintained, calculated based on the overall. Open
16 space shall be preserved by means of a permanent open space
17 easement acceptable to the Board of Supervisors.

18 ~~(F)~~ **Minimum Buffer.** A permanent common open space buffer of fifty
19 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
20 1414(B)) shall be provided where a cluster development adjoins an
21 existing or planned residential district, land bay, or development
22 which has a minimum allowable lot size of 40,000 square feet or
23 greater. Such buffer area may be included in open space
24 calculations.

25 ~~(F)~~(G) **Maximum Residential Density.** One principal dwelling unit per
26 40,000 square feet.

27 **3-107 Building Requirements.**

28 (A) **Lot Coverage.** 25% maximum.

29 (B) **Building Height.** 40 feet maximum.

30 **3-108 Building Requirements for Cluster Development Reducing Lot Size Up**
31 **to 20%.**

1 (A) **Lot Coverage.** 30% maximum.

2 (B) **Building Height.** 40 feet maximum.

3 **3-109 Building Requirements for Cluster Development Reducing Lot Sizes**
4 **From 20% to 50% Pursuant to Section 6-1400.**

5 (A) **Lot Coverage.** 30% maximum.

6 (B) **Building Height.** 40 feet maximum.

7 **3-110 Utility Requirements.** All utility distribution lines in the R-1 district shall
8 be placed underground.

9 **3-111 Development Setback and Access From Major Roads.** In designing
10 residential development, the requirements of Section 5-900 shall be
11 observed.

1 **Section 3-200** **R-2 Single Family Residential.**

2 **3-201** **Purpose.** The R-2 Single Family Residential district is established to
3 provide for low-to-moderate density single family detached residences on
4 lots of 20,000 square feet or more in locations consistent with the
5 Comprehensive Plan and served by public water and sewer but unsuitable
6 for higher densities.

7 **3-202** **Permitted Uses.** The following uses are permitted in this district:

- 8 (A) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- 9 (B) Bed and Breakfast Homestay (in County designated historic
10 districts), pursuant to Section 5-601(A).
- 11 (C) Child care home, pursuant to Section 5-609.
- 12 (D) Cluster development reducing lot size up to 20% of minimum,
13 pursuant to Sections 3-206, 3-209 and 6-1400.
- 14 (E) Cluster development reducing lot sizes from 20-50% of minimum,
15 pursuant to Sections 3-207, 3-210 and 6-1400.
- 16 (F) Public or private playground or neighborhood park.
- 17 (G) Recycling drop-off collection center, small, pursuant to Section
18 5-607 (A).
- 19 (H) Dwelling, single family detached.
- 20 (I) Commuter parking lot, with less than 50 spaces.
- 21 (J) Utility substation, dedicated.
- 22 (K) Private School (Elementary, Middle, or High) for fifteen (15) or
23 fewer pupils, pursuant to Section 5-655.
- 24 (L) Agriculture, horticulture, forestry and fishery, excluding the keeping
25 of livestock.
- 26 (M) Bus shelter.
- 27 (N) Nature preserve, such as but not limited to, wildlife sanctuary,
28 conservation areas and game preserve.
- 29 (O) Sewer pumping station.

- 1 (P) Water pumping station.
- 2 (Q) Public School (elementary, middle or high), pursuant to Section 5-
- 3 666.
- 4 (R) Telecommunications antenna, pursuant to Section 5-618(A).
- 5 (S) Telecommunications monopole, pursuant to Section 5-618(B)(1).

3-203

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- 9 (A) Camp, day and boarding.
- 10 (B) Cemetery, mausoleum or memorial park.
- 11 (C) Church, synagogue and temple.
- 12 (D) Community center.
- 13 (E) Congregate housing facility.
- 14 (F) Country club.
- 15 (G) Fire and/or rescue station.
- 16 (H) Library.
- 17 (I) Playing fields and courts, lighted.
- 18 (J) Private club or lodge.
- 19 (K) Continuing care facility.
- 20 (L) Private School (Elementary, Middle, or High) for more than fifteen
- 21 (15) pupils, by Minor Special Exception.
- 22 (M) Utility substation, transmission, pursuant to 5-616.
- 23 (N) Utility transmission lines, overhead.
- 24 (O) Water treatment plant.
- 25 (P) Removed pursuant to ZOAM 1995-0002.
- 26 (Q) Public or private community or regional park.

- 1 (R) Bed and Breakfast Inn, pursuant to Section 5-601(B), by Minor
- 2 Special Exception.
- 3 (S) Child or adult day care center, pursuant to Section 5-609.
- 4 (T) Commuter parking lot, with greater than 50 spaces.
- 5 (U) Golf course.
- 6 (V) Structure or use for federal, state, county, or local government
- 7 purposes, not otherwise listed.
- 8 (W) Radio and/or television tower.
- 9 (X) Orphanage or similar institution.
- 10 (Y) Sewage treatment plant.
- 11 (Z) Water storage tank.
- 12 (AA) Utility substation, distribution, pursuant to Section 5-616.
- 13 (BB) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- 14 (CC) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 15 (DD) Police Station.

16 **3-204 Lot Requirements for Suburban Design Option.**

- 17 (A) **Size.** 20,000 square feet minimum.
- 18 (B) **Width.** 100 feet minimum.
- 19 (C) **Yards.** Each lot shall provide the following yards:
 - 20 (1) **Front.** 25 feet minimum.
 - 21 (2) **Side.** Minimum of twelve (12) feet on one side and nine (9)
 - 22 feet on the other side.
 - 23 (3) **Rear.** 25 feet minimum.
 - 24 (D) Length/Width Ratio. 5:1 maximum.
 - 25 ~~(D)~~(E) Maximum Residential Density. One principal dwelling unit per
 - 26 20,000 square feet.

1 **3-205 Lot Requirements for Traditional Design Option.**

2 (A) **Size.** 10,000 square feet minimum.

3 (B) **Width.** 75 feet minimum.

4 (C) **Yards.** Each lot shall provide the following yards:

5 (1) **Front.** 15 feet minimum.

6 (2) **Side.** 9 feet minimum.

7 (3) **Rear.** 25 feet minimum.

8 (D) **Length/Width Ratio.** 5:1 maximum.

9 (E) **Lot Design Requirements.**

10 (1) Street trees planted pursuant to Section 5-1300 shall be
11 regularly spaced.

12 (2) Garages shall be set back at least 20 feet behind the front line
13 of buildings.

14 (F) **Minimum Open Space Area.** Open space shall be provided in a
15 sufficient amount such that a gross density of one lot per 20,000
16 square feet is maintained, calculated based on the overall. Open
17 space shall be preserved by means of a permanent open space
18 easement acceptable to the Board of Supervisors.

19 (G) **Minimum Buffer.** A permanent common open space buffer of fifty
20 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
21 1414(B)) shall be provided where a traditional development adjoins
22 an existing or planned residential district, land bay, or development
23 which has a minimum allowable lot size of 20,000 square feet or
24 greater. Such buffer area may be included in open space
25 calculations.

26 ~~(G)~~(H) **Other Requirements.**

27 (1) Blocks shall generally be in a grid pattern with
28 interconnecting streets and alleys.

29 (2) Parallel parking may be provided on streets in front of
30 residential lots, except for lots fronting on collector or
31 arterial roads.

1 (I) Maximum Residential Density. One principal dwelling unit per
2 20,000 square feet.

3
4 **3-206 Lot Requirements for Cluster Development reducing lot sizes up to**
5 **20%.**

6 (A) **Size.** 16,000 square feet minimum.

7 (B) **Width.** 80 feet minimum.

8 (C) **Yards.** Each lot shall provide the following yards:

9 (1) **Front.** 25 feet minimum.

10 (2) **Side.** 9 feet minimum.

11 (3) **Rear.** 25 feet minimum.

12 (D) **Length/Width Ratio:** 5:1 maximum.

13 (E) **Minimum Open Space Area.** Open space shall be provided in a
14 sufficient amount such that a gross density of one lot per 20,000
15 square feet is maintained, calculated based on the overall parcel.
16 Open space shall be preserved by means of a permanent open space
17 easement acceptable to the Board of Supervisors.

18 (F) Minimum Buffer. A permanent common open space buffer of fifty
19 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
20 1414(B)) shall be provided where a cluster development adjoins an
21 existing or planned residential district, land bay, or development
22 which has a minimum allowable lot size of 20,000 square feet or
23 greater. Such buffer area may be included in open space
24 calculations.

25 ~~(F)~~(G) Maximum Residential Density. One principal dwelling unit per
26 20,000 square feet.

27 **3-207 Lot Requirements for Cluster Development Reducing Lot Sizes From**
28 **20% to 50% Pursuant to Section 6-1400.**

29 (A) **Size.** 10,000 square feet minimum.

30 (B) **Width.** 80 feet minimum.

31 (C) **Yards.** Each lot shall provide the following yards:

- 1 (1) **Front.** 25 feet minimum.
- 2 (2) **Side.** 9 feet minimum.
- 3 (3) **Rear.** 25 feet minimum.
- 4 (D) **Length/Width Ratio:** 5:1 maximum.
- 5 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 6 sufficient amount such that a gross density of one lot per 20,000
- 7 square feet is maintained, calculated based on the overall. Open
- 8 space shall be preserved by means of a permanent open space
- 9 easement acceptable to the Board of Supervisors.

10 **(F) Minimum Buffer.** A permanent common open space buffer of fifty

11 (50) feet in depth with a Category 2 Buffer Yard (Section 5-

12 1414(B)) shall be provided where a cluster development adjoins an

13 existing or planned residential district, land bay, or development

14 which has a minimum allowable lot size of 20,000 square feet or

15 greater. Such buffer area may be included in open space

16 calculations.

17 ~~(F)~~**(G) Maximum Residential Density.** One principal dwelling unit per

18 20,000 square feet.

19 **3-208 Building Requirements for Suburban Design Options.**

- 20 (A) **Lot Coverage.** 25 percent maximum.
- 21 (B) **Building Height.** 40 feet maximum.

22 **3-209 Building Requirements for Cluster Development Reducing Lot Sizes**

23 **Up to 20%.**

- 24 (A) **Lot Coverage.** 25 percent maximum.
- 25 (B) **Building Height.** 40 feet maximum.

26 **3-210 Building Requirements for Traditional Design Option or Cluster**

27 **Development Reducing Lot Sizes From 20% to 50% Pursuant to**

28 **Section 6-1400.**

- 29 (A) **Lot Coverage.** 35 percent maximum.
- 30 (B) **Building Height.** 40 feet maximum.

1 **3-211** **Utility Requirements.** All utility distribution lines in the R-2 district shall
2 be placed underground.

3 **3-212** **Development Setback and Access From Major Roads.** In designing
4 residential development, the requirements of Section 5-900 shall be
5 observed.

1 **Section 3-300**

R-3 Single Family Residential.

2 **3-301**

Purpose. The R-3 Single Family Residential district is established to provide for moderate density single family detached residences on lots of 15,000 square feet or more in areas consistent with the Comprehensive Plan served by public water and sewer service.

6 **3-302**

Permitted Uses. The following uses are permitted in this district:

- 7 (A) Child care home, pursuant to Section 5-609.
- 8 (B) Cluster development reducing lot sizes up to 20% of minimum, pursuant to Sections 3-306, 3-308 and 6-1400.
- 9
- 10 (C) Cluster development reducing lot sizes from 20-50% of minimum, pursuant to Sections 3-307, 3-310 and 6-1400.
- 11
- 12 (D) Public or private playground or neighborhood park.
- 13 (E) Recycling drop-off collection center, small, pursuant to Section 5-607(A).
- 14
- 15 (F) Dwelling, single family detached.
- 16 (G) Utility substation, dedicated.
- 17 (H) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655.
- 18
- 19 (I) Commuter parking lot, with less than 50 spaces.
- 20 (J) Agriculture, horticulture, forestry and fishery, excluding the keeping of livestock.
- 21
- 22 (K) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- 23 (L) Bus shelter.
- 24 (M) Nature preserve, such as but not limited to, wildlife sanctuary, conservation areas and game preserve.
- 25
- 26 (N) Sewer pumping station.
- 27 (O) Water pumping station.
- 28 (P) Public School (elementary, middle or high), pursuant to Section 5-666.
- 29

- 1 (Q) Telecommunications antenna, pursuant to Section 5-618(A).
- 2 (R) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- 3 **3-303 Special Exception Uses.** The following uses may be approved by the Board
4 of Supervisors, and, if approved, may be subject to certain conditions,
5 pursuant to the provisions of Section 6-1300.
- 6 (A) Cemetery, mausoleum and memorial park.
- 7 (B) Child or adult day care center, pursuant to 5-609.
- 8 (C) Church, synagogue and temple.
- 9 (D) Community center.
- 10 (E) Congregate housing facility.
- 11 (F) Country club.
- 12 (G) Fire and/or rescue station.
- 13 (H) Library.
- 14 (I) Playing fields and courts, lighted.
- 15 (J) Private club or lodge.
- 16 (K) Orphanage or other similar institution.
- 17 (L) Private School (Elementary, Middle, or High) for more than fifteen
18 (15) pupils, by Minor Special Exception.
- 19 (M) Utility substation, transmission, pursuant to 5-616.
- 20 (N) Utility transmission lines, overhead.
- 21 (O) Water treatment plant.
- 22 (P) Golf course.
- 23 (Q) Sewage treatment plant.
- 24 (R) Radio and/or television tower.
- 25 (S) Public or private community or regional park.

- 1 (T) Structure for federal, state, county, or local government purposes,
2 not otherwise listed.
- 3 (U) Commuter parking lot, with greater than 50 spaces.
- 4 (V) Water storage tank.
- 5 (W) Utility substation, distribution, pursuant to Section 5-616.
- 6 (X) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- 7 (Y) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 8 (Z) Police Station.

9 **3-304 Lot Requirements for Suburban Design Option.**

- 10 (A) **Size.** 15,000 square feet minimum.
- 11 (B) **Width.** 80 feet minimum.
- 12 (C) **Yards.** Each lot shall provide the following yards:
 - 13 (1) **Front.** 25 feet minimum.
 - 14 (2) **Side.** Minimum of twelve (12) feet on one side and nine (9)
15 feet on the other side.
 - 16 (3) **Rear.** 25 feet minimum.
- 17 (D) Length/Width Ratio. 5:1 maximum.
- 18 ~~(D)~~(E) Maximum Residential Density. One principal dwelling unit per
19 15,000 square feet.

20 **3-305 Lot Requirements for Traditional Design Option.**

- 21 (A) **Size.** 8,000 square feet minimum.
- 22 (B) **Width.** 50 feet minimum.
- 23 (C) **Yards.** Each lot shall provide the following yards:
 - 24 (1) **Front.** 15 feet minimum.
 - 25 (2) **Side.** 9 feet minimum.

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(3) **Rear.** 25 feet minimum.

(D) **Length/Width Ratio:** 5:1 maximum.

(E) **Lot Design Requirements.**

(1) Street trees planted pursuant to Section 5-1300 shall be regularly spaced.

(2) Garages shall be set back at least twenty (20) feet behind the front line of buildings.

(F) **Minimum Open Space Area.** Open space shall be provided in a sufficient amount such that a gross density of one lot per 15,000 square feet is maintained, calculated based on the overall parcel size. Open space shall be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.

~~(G)~~ **Minimum Buffer.** A permanent common open space buffer of fifty (50) feet in depth with a Category 2 Buffer Yard (Section 5-1414(B)) shall be provided where a traditional development adjoins an existing or planned residential district, land bay, or development which has a minimum allowable lot size of 15,000 square feet or greater. Such buffer area may be included in open space calculations.

~~(G)~~~~(H)~~ **Other Requirements.**

(1) Blocks shall generally be in a grid pattern, with interconnecting streets and alleys.

~~(2)~~ Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

~~(I)~~ **Maximum Residential Density. One principal dwelling unit per 15,000 square feet.**

3-306 Lot Requirements for Cluster Development Reducing Lot Sizes Up to 20%.

(A) **Size.** 12,000 square feet minimum.

(B) **Width.** 75 feet minimum.

(C) **Yards.** Each lot shall provide the following yards:

- 1 (1) **Front.** 25 feet minimum.
- 2 (2) **Side.** 9 feet minimum.
- 3 (3) **Rear.** 25 feet minimum.
- 4 (D) **Length/Width Ratio:** 5:1 maximum.
- 5 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 6 sufficient amount such that a gross density of one lot per 15,000
- 7 square feet is maintained, calculated based on the overall parcel size.
- 8 Open space shall be preserved by means of a permanent open space
- 9 easement acceptable to the Board of Supervisors.

10 (F) **Minimum Buffer.** A permanent common open space buffer of fifty

11 (50) feet in depth with a Category 2 Buffer Yard (Section 5-

12 1414(B)) shall be provided where a cluster development adjoins an

13 existing or planned residential district, land bay, or development

14 which has a minimum allowable lot size of 15,000 square feet or

15 greater. Such buffer area may be included in open space

16 calculations.

17 ~~(F)~~(G) **Maximum Residential Density.** One principal dwelling unit per

18 15,000 square feet.

19 **3-307 Lot Requirements for Cluster Development Reducing Lot Sizes From**

20 **20% To 50% Pursuant to Section 6-1400.**

- 21 (A) **Size.** 8,000 square feet minimum.
- 22 (B) **Width.** 60 feet minimum.
- 23 (C) **Yards.** Each lot shall provide the following yards:
 - 24 (1) **Front.** 25 feet minimum.
 - 25 (2) **Side.** 9 feet minimum.
 - 26 (3) **Rear.** 25 feet minimum.
- 27 (D) **Length/Width Ratio.** 5:1 maximum.
- 28 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 29 sufficient amount such that a gross density of one lot per 15,000
- 30 square feet is maintained, calculated based on the overall parcel size.

1 Open space shall be preserved by means of a permanent open space
2 easement acceptable to the Board of Supervisors.

3 ~~(F)~~ **Minimum Buffer.** A permanent common open space buffer of fifty
4 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
5 1414(B)) shall be provided where a cluster development adjoins an
6 existing or planned residential district, land bay, or development
7 which has a minimum allowable lot size of 15,000 square feet or
8 greater. Such buffer area may be included in open space
9 calculations.

10 ~~(F)(G)~~ **Maximum Residential Density.** One principal dwelling unit per
11 15,000 square feet.

12 **3-308 Building Requirements for Suburban Design Option and Cluster**
13 **Development Reducing Lot Sizes Up To 20%.**

14 (A) **Lot Coverage.** 25 percent maximum.

15 (B) **Building Height.** 40 feet maximum.

16 **3-309 Building Requirements for Traditional Design Option.**

17 (A) **Lot Coverage.** 35 percent maximum.

18 (B) **Building Height.** 40 feet maximum.

19 **3-310 Building Requirements for Cluster Development Reducing Lot Sizes**
20 **From 20% to 50% Pursuant to Section 6-1400.**

21 (A) **Lot Coverage.** 35 percent maximum.

22 (B) **Building Height.** 40 feet maximum.

23 **3-311 Active Recreation Space.** A minimum of 5,000 square feet of active
24 recreation space shall be provided for each development of ten (10) units.
25 Thereafter, an additional 100 square feet of such space shall be provided for
26 each single family detached or duplex unit. All such active recreation space
27 shall be accessible to all residents by means of internal pedestrian
28 walkways.

29 **3-312 Utility Requirements.** All utility distribution lines in the R-3 district shall
30 be placed underground.

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3-313

Development Setback And Access From Major Roads. In designing residential development, the requirements of Section 5-900 shall be observed.

1 **Section 3-400** **R-4 Single Family Residential.**

2 **3-401** **Purpose.** The R-4 Single Family Residential district is established to
3 provide for moderate to medium density single family detached residences
4 on lots of 10,000 square feet or more in areas served by public water and
5 sewer service and designated in locations consistent with the
6 Comprehensive Plan.

7 **3-402** **Permitted Uses.** The following uses are permitted in this district:

- 8 (A) Child care home, pursuant to Section 5-609.
- 9 (B) Cluster development reducing lot sizes up to 20% of minimum,
10 pursuant to Sections 3-406, 3-409 and 6-1400.
- 11 (C) Cluster development reducing lot sizes from 20-50% of minimum,
12 pursuant to Sections 3-407, 3-409 and 6-1400.
- 13 (D) Public or private playground or neighborhood park.
- 14 (E) Recycling drop-off collection center, small, pursuant to Section
15 5-607(A).
- 16 (F) Dwelling, single family detached.
- 17 (G) Utility substation, dedicated.
- 18 (H) Agriculture, horticulture, forestry and fishery, excluding the keeping
19 of livestock.
- 20 (I) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- 21 (J) Bus shelter.
- 22 (K) Nature preserve, such as but not limited to, wildlife sanctuary,
23 conservation area and game preserve.
- 24 (L) Sewer pumping station.
- 25 (M) Water pumping station.
- 26 (N) Commuter parking lot, with less than fifty (50) spaces.
- 27 (O) Public School (elementary, middle or high), pursuant to Section 5-
28 666.
- 29 (P) Telecommunications antenna, pursuant to Section 5-618(A).

- 1 (Q) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- 2 (R) Private School (Elementary, Middle, or High) for fifteen (15) or
- 3 fewer pupils, pursuant to Section 5-655.

4 **3-403 Special Exception Uses.** The following uses may be approved by the Board
5 of Supervisors, and, if approved, may be subject to certain conditions,
6 pursuant to the provisions of Section 6-1300.

- 7 (A) Cemetery, mausoleum or memorial park.
- 8 (B) Child or adult day care center, pursuant to Section 5-609.
- 9 (C) Church, synagogue and temple.
- 10 (D) Community center.
- 11 (E) Congregate housing facility.
- 12 (F) Country club.
- 13 (G) Fire and/or rescue station.
- 14 (H) Library.
- 15 (I) Playing fields and courts, lighted.
- 16 (J) Orphanage or similar institution.
- 17 (K) Private club or lodge.
- 18 (L) Private School (Elementary, Middle, or High) for more than fifteen
- 19 (15) pupils, by Minor Special Exception.
- 20 (M) Utility substation, transmission, pursuant to Section 5-616.
- 21 (N) Utility transmission lines, overhead.
- 22 (O) Water treatment plant.
- 23 (P) Golf course.
- 24 (Q) Sewage treatment plant.
- 25 (R) Structure or use for federal, state, county, or local government
- 26 purposes, not otherwise listed.

- 1 (S) Public or private community or regional park.
- 2 (T) Radio and/or television tower.
- 3 (U) Commuter parking, with greater than fifty (50) spaces.
- 4 (V) Water storage tank.
- 5 (W) Utility substation, distribution, pursuant to Section 5-616.
- 6 (X) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- 7 (Y) Telecommunications tower, pursuant to Section 5-618(C)(2).
- 8 (Z) Police Station.

9 **3-404 Lot Requirements for Suburban Design Option.**

- 10 (A) **Size.** 10,000 square feet minimum.
- 11 (B) **Width.** 80 feet minimum.
- 12 (C) **Yards.** Each lot shall provide the following yards:
 - 13 (1) **Front.** 25 feet minimum.
 - 14 (2) **Side.** 9 feet minimum.
 - 15 (3) **Rear.** 25 feet minimum.
- 16 (D) **Length/Width Ratio:** 5:1 maximum.
- 17 ~~(D)~~(E) **Maximum Residential Density.** One principal dwelling unit per
- 18 10,000 square feet.

19 **3-405 Lot Requirements for Traditional Design Option.**

- 20 (A) **Size.** 6,000 square feet minimum.
- 21 (B) **Width.** 50 feet minimum.
- 22 (C) **Yards.** Each lot shall provide the following yards:
 - 23 (1) **Front.** 15 feet minimum.
 - 24 (2) **Side.** 9 feet minimum.

1 (3) **Rear.** 25 feet minimum.

2 (D) **Length/Width Ratio:** 5:1 maximum.

3 (E) **Lot Design Requirements.**

4 (1) Street trees planted pursuant to Section 5-1300 shall be
5 regularly spaced.

6 (2) Garages shall be setback at least 20 feet behind the front line
7 of buildings.

8 (F) **Minimum Open Space Area.** Open space shall be provided in a
9 sufficient amount such that a gross density of one lot per 10,000
10 square feet is maintained, calculated based on the overall parcel size.
11 Open space shall be preserved by means of a permanent open space
12 easement acceptable to the Board of Supervisors.

13 ~~(G)~~ **Minimum Buffer.** A permanent common open space buffer of fifty
14 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
15 1414(B)) shall be provided where a traditional development adjoins
16 an existing or planned residential district, land bay, or development
17 which has a minimum allowable lot size of 10,000 square feet or
18 greater. Such buffer area may be included in open space
19 calculations.

20 ~~(G)~~~~(H)~~ **Other Requirements.**

21 (1) Blocks shall generally be in a grid pattern, with
22 interconnecting streets and alleys.

23 ~~(2)~~ Parallel parking may be provided on streets in front of
24 residential lots, except for lots fronting on collector or
25 arterial roads.

26 ~~(I)~~ **Maximum Residential Density. One principal dwelling unit per**
27 **10,000 square feet.**

28 **3-406 Lot Requirements for Cluster Development Reducing Lot Sizes Up to**
29 **20%.**

30 (A) **Size.** 8,000 square feet minimum.

31 (B) **Width.** 75 feet minimum.

32 (C) **Yards.** Each lot shall provide the following yards.

- 1 (1) **Front.** 25 feet minimum.
- 2 (2) **Side.** 9 feet minimum.
- 3 (3) **Rear.** 25 feet minimum.
- 4 (D) **Length/Width Ratio:** 5:1 maximum.
- 5 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 6 sufficient amount such that a gross density of one lot per 10,000
- 7 square feet is maintained, calculated based on the overall parcel size.
- 8 Open space shall be preserved by means of a permanent open space
- 9 easement acceptable to the Board of Supervisors.

10 (F) **Minimum Buffer.** A permanent common open space buffer of fifty

11 (50) feet in depth with a Category 2 Buffer Yard (Section 5-

12 1414(B)) shall be provided where a cluster development adjoins an

13 existing or planned residential district, land bay, or development

14 which has a minimum allowable lot size of 10,000 square feet or

15 greater. Such buffer area may be included in open space

16 calculations.

17 ~~(F)~~(G) **Maximum Residential Density.** One principal dwelling unit per

18 10,000 square feet.

19 **3-407 Lot Requirements For Cluster Development Reducing Lot Sizes From**

20 **20% to 50% Pursuant to Section 6-1400.**

- 21 (A) **Size.** 6,000 square feet minimum.
- 22 (B) **Width.** 50 feet minimum.
- 23 (C) **Yards.** Each lot shall provide the following yards.
 - 24 (1) **Front.** 25 feet minimum.
 - 25 (2) **Side.** 9 feet minimum.
 - 26 (3) **Rear.** 25 feet minimum.
- 27 (D) **Length/Width Ratio:** 5:1 maximum.
- 28 (E) **Minimum Open Space Area.** Open space shall be provided in a
- 29 sufficient amount such that a gross density of one lot per 10,000
- 30 square feet is maintained, calculated based on the overall parcel size.

1 Open space shall be preserved by means of a permanent open space
2 easement acceptable to the Board of Supervisors.

3 ~~(F)~~ **Minimum Buffer.** A permanent common open space buffer of fifty
4 (50) feet in depth with a Category 2 Buffer Yard (Section 5-
5 1414(B)) shall be provided where a cluster development adjoins an
6 existing or planned residential district, land bay, or development
7 which has a minimum allowable lot size of 10,000 square feet or
8 greater. Such buffer area may be included in open space
9 calculations.

10 ~~(F)(G)~~ **Maximum Residential Density.** One principal dwelling unit per
11 10,000 square feet.

12 **3-408 Building Requirements for Suburban Design.**

13 (A) **Lot Coverage.** 35 percent maximum.

14 (B) **Building Height.** 40 feet maximum.

15 **3-409 Building Requirements for Traditional Design Option or Cluster**
16 **Development.**

17 (A) **Lot Coverage.** 40 percent maximum.

18 (B) **Building Height.** 40 feet maximum.

19 (C) **Impervious Surface.** No more than 50% of the front yard of any
20 lot shall be an impervious surface.

21 **3-410 Active Recreation Space.** A minimum of 5,000 square feet of active
22 recreation space shall be provided for each development of ten (10) units.
23 Thereafter, an additional 100 square feet of such space shall be provided for
24 each single family detached or duplex unit. All such active recreation space
25 shall be accessible to all residents by means of internal pedestrian
26 walkways.

27 **3-411 Utility Requirements.** All utility distribution lines in the R-4 district shall
28 be placed underground.

29 **3-412 Development Setback and Access from Major Roads.** In designing
30 residential development, the requirements of Section 5-900 shall be
31 observed.

