

DOC 16-C. DIVISION 16, SEC 102-633, DIMENSIONAL TABLES, **NORTHWESTERLY OF BYPASS** OUTSIDE RURAL ZONING DISTRICTS

DIMENSIONAL STANDARD	RESIDENTIAL-4	ROUTE 3 -RURAL	OUTSIDE RURAL - 1	OUTSIDE RURAL -2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
1) MINIMUM LOT SIZE							
1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER							
a. Minimum Lot Size, Single Family Residential, Public Sewer.	15,000 14,520 SF (.33 Acre)	43,560 SF (1 Acre)	43,560 SF (1 Acre)	43,560 SF (1 Acre)	14,520 SF (.33 Acre)	14,520 SF (.33 Acre)	14,520 SF (.33 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer.	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	12,500 SF	12,500 SF	12,500 SF
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer. Reference Footnote *[F] for Additional Standards.	15,000 14,520 SF (.33 Acre) *[F]	43,560 SF (1 Acre) *[F]	43,560 SF (1 Acre) *[F]	43,560 SF (1 Acre) *[F]	14,520 SF (.33 Acre) *[F]	14,520 SF (.33 Acre) *[F]	14,520 SF (.33 Acre) *[F]
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Back Lot, Public Sewer. Reference Footnote *[F] for Additional Standards.	12,500 SF *[F]	32,670 SF (.75 Acre) *[F]	32,670 SF (.75 Acre) *[F]	32,670 SF (.75 Acre) *[F]	12,500 SF *[F]	12,500 SF *[F]	12,500 SF *[F]
e. Minimum Lot Size, Two Family Residential, Public Sewer.	15,000 14,520 SF (.33 Acre)	43,560 SF (1 Acre)	43,560 (1 Acre)	43,560 SF (1 Acre)	14,520 SF (.33 Acre)	14,520 SF (.33 Acre)	14,520 SF (.33 Acre)
f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer.	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	12,500 SF	12,500 SF	12,500 SF
g. Minimum Lot Size, Multi-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre). *[G] Lot size increases based on number of dwelling units; R reference Density Standards in this Table. Also reference Footnote *[G]	Reference Flex Housing Standard in this Table for amount of multi-family allowed. Tri-plex or Four-plex only for Multi-Family Structure. Also reference Footnote *[G]	Reference Flex Housing Standard in this Table for amount of multi-family allowed. Tri-plex or Four-plex only for Multi-Family Structure. Also reference Footnote *[G]	Reference Flex Housing Standard in this Table for amount of multi-family allowed. Tri-plex or Four-plex only for Multi-Family Structure. Also reference Footnote *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnote *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnote *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnote *[G]

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DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER --- Continued							
h. Dwelling, Flex Housing Public Sewer The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A The maximum number of 4 dwelling units allowed in a single structure using Flex Housing is 4 units. ; R reference Density standards *[J] in the Dimensional Table. Also see *[G]	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The A maximum number of 4 dwelling units allowed in a single structure using Flex Housing is 4 units. ; R reference Density standards *[K] in this Dimensional Table. Also see *[G]	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The A maximum number of 4 dwelling units allowed in a single structure using Flex Housing is 4 units. ; R reference Density standards *[K] in this Dimensional Table. Also see *[G]	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The A maximum number of 4 dwelling units allowed in a single structure using Flex Housing is 4 units. ; R reference Density standards *[K] in this Dimensional Table. Also see *[G]	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing; reference Density standard *[J] in the Dimensional Table. Also see *[G]	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing; reference Density standard *[J] in the Dimensional Table. Also see *[G]	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing; reference Density standard *[J] in the Dimensional Table. Also see *[G]
i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Additional Standards.	43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size & lot frontage increase based on activity & traffic. See Footnote *[I] for additional standards regarding nonconformities.	87,120 Net SF (2 Net Acre). Reference Footnote *[A] for amount of lot size & lot frontage increase based on activity & traffic. See Footnote *[I] for additional standards regarding nonconformities.	108,900 Net SF (2.5 Net Acre). Reference Footnote *[A] for amount of lot size & lot frontage increase based on activity & traffic. See Footnote *[I] for additional standards regarding nonconformities.	87,120 Net SF (2 Net Acre). Reference Footnote *[A] for amount of lot size & lot frontage increase based on activity & traffic. See Footnote *[I] for additional standards regarding nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[E] for amount of lot size & lot frontage increase based on traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF (1 Net Acre). See Footnote *[I] regarding nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[E] for amount of lot size & lot frontage increase based on traffic. See Footnote *[I] regarding nonconformities.
1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.							
a. Minimum Lot Size, Single Family Residential, Subsurface System.	21,780 SF (.5 Acre)	87,120 SF (2 Acre)	87,120 SF (2 Acres)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	65,340 SF (1.5 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	21,780 SF (.5 Acre) *[F]	87,120 SF (2 Acre) *[F]	87,120 SF (2 Acres) *[F]	43,560 SF (1 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]

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DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM --- Continued							
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	21,780 SF (.5 Acre) *[F]	65,340 SF (1.5 Acre) *[F]	65,340 SF (1.5 Acre) *[F]	32,670 SF (.75 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	21,780 SF (.5 Acre)	87,120 SF (2 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	65,340 SF (1.5 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage.	43,560 NET SF (1 Net Acre). *[G] Lot size increases based on number of dwelling units; reference Density Standards in this Table & see Footnote *[G]	Reference Flex Housing Standard to determine minimum lot size for multi-family. Maximum size structure is a four-plex. Also see Footnote *[G]	Reference Flex Housing Standard to determine minimum lot size for multi-family. Maximum size structure is a four-plex. Also see Footnote *[G]	Reference Flex Housing Standard to determine minimum lot size for multi-family. Maximum size structure is a four-plex. Also see Footnote *[G]	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units; reference Density Standard in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units; reference Density Standard in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units; reference Density Standard in this Table. Also see Footnote *[G]
h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional Standards.	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units A Maximum number of 4 dwelling units in a single structure is 4 units. Reference density standards in Footnote *[L] this Dimensional Table. Also see *[G]	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units A Maximum number of 4 dwelling units in a single structure is 4 units. Reference density standards in Footnote *[M] this Dimensional Table. Also see *[G]	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units A Maximum number of 4 dwelling units in a single structure is 4 units. Reference density standards in Footnote *[M] this Dimensional Table. Also see *[G]	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units A Maximum number of 4 dwelling units in a single structure is 4 units. Reference density standards in Footnote *[M] this Dimensional Table. Also see *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units A maximum of 4 dwelling units in a single structure. Reference density standard in Footnote *[L]. Also see *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units A maximum of 4 dwelling units in a single structure. Reference density standard in Footnote *[L]. Also see *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units A maximum of 4 dwelling units in a single structure. Reference density standard in Footnote *[L]. Also see *[G]
i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards.	43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size & lot frontage increase based on activity traffic & Footnote *[I] for additional standards- nonconformities.	87,120 NET SF (2 Net Acres). Reference Footnote *[A] for amount of Lot Size & lot frontage increase based on activity traffic & Footnote *[I] for additional standards- nonconformities.	108,900 NET SF (2.5 Net Acres). Reference Footnote *[A] for amount of Lot Size & lot frontage increase based on activity traffic & Footnote *[I] for additional standards- nonconformities.	87,120 NET SF (2 Net Acres). Reference Footnote *[A] for amount of Lot Size & lot frontage increase based on activity traffic & Footnote *[I] for additional standards- nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[E] for amount of lot size & lot frontage increase based on traffic & Footnote *[I] for nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[I] for nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[E] for amount of lot size & lot frontage increase based on traffic & Footnote *[I] for nonconformities.

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DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
2) MINIMUM STREET (LOT) FRONTAGE FOR A LOT							
a. Minimum Street Frontage - Residential	150 Lineal Ft	200 Lineal Ft	200 Lineal Ft	200 Lineal Ft	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft
b. Minimum Street Frontage - Non-Residential	150 Lineal Ft with increases based on amount of traffic *[A]	200 Lineal Ft with increases based on intensity of use amount of traffic ; reference Footnote *[A]	250 Lineal Ft with increases based on intensity of use amount of traffic ; reference Footnote *[A]	200 Lineal Ft with increases based on intensity of use amount of traffic ; reference Footnote *[A]	150 Lineal Ft. Footnote *[E] identifies standards that requires increase in lot frontage based on traffic.	200 Lineal Ft.	150 Lineal Ft. Footnote *[E] identifies standards that requires increase in lot frontage based on traffic.
c. Minimum Width Lot - Back Lot - Residential	125 Lineal Ft	200 Lineal Ft	200 Lineal Ft	150 Lineal Ft	125 Lineal Ft	125 Lineal Ft	125 Lineal Ft
d. Minimum Width Lot - Back Lot - Non-Residential	150 Lineal Ft	200 Lineal Ft	200 Lineal Ft	200 Lineal Ft	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft
3) MINIMUM FRONT SETBACK FOR A STRUCTURE							
a. Front Setback, Structure- Residential (Primary Structure)	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft
b. Front Setback, Structure- Residential (Accessory Structure)	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft
c. Front Setback, Structure - Nonresidential (Primary Structure)	50 Ft *[C]	75 Ft * [C]	75 Ft *[C]	50 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.
d. Front Setback, Structure - Nonresidential (Accessory Structure)	50 Ft *[C]	75 Ft *[C]	75 Ft *[C]	50 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.

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DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
4) MINIMUM SIDE SETBACK FOR A STRUCTURE							
a. Side Setback- Residential - Primary Structure	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family
b. Side Setback - Residential - Accessory Structure	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family
c. Side Setback- Non-Residential - Primary Structure	25 Ft *[C]	25 Ft *[C]	30 Ft *[C]	25 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.
d. Side Setback- Non-Residential - Accessory Structure	25 Ft *[C]	30 Ft *[C]	30 Ft *[C]	30 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.
5) MINIMUM REAR SETBACK FOR A STRUCTURE							
a. Rear Setback - Residential - Primary Structure	15 Ft, except 25 ft for multi-family	15 Ft	15 Ft	15 Ft	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family
b. Rear Setback - Residential - Accessory Structure	15 Ft, except 25 ft for multi-family	15 Ft	15 Ft	15 Ft	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family	15 Ft, except 25 ft for multi-family
c. Rear Setback - Nonresidential - Primary Structure	15 Ft	20 Ft *[C]	20 Ft *[C]	20 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.
d. Rear Setback - Nonresidential - Accessory Structure	15 Ft	20 Ft *[C]	20 Ft *[C]	20 Ft *[C]	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[O] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.

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DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
6) DENSITY STANDARD (Number of Dwelling Units Per Size of Lot)							
6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER							
a. Single Family Residential (Public Sewer)	1 Unit Per 15,000 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot
b. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards.	1 Primary and 1 Detached Accessory Unit Per 15,000 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Primary and 1 Detached Unit Per 32,670 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot. *[F]
c. Two-Family Residential, Public Sewer	1 Duplex Structure Per 15,000 14,520 SF or 1 Structure Per 12,500 SF for a Back lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot.
d. Multi-Family Residential, Public Sewer. The Density Standard for Multi-Family Housing on a Back Lot is calculated the same as for a lot that has Street Frontage. Reference Footnote *[G] for additional standards.	4 Units Per Initial 21,780 NET SF (.5 Net Acres) and 2,500 Net SF for each additional unit. *[D] & *[G]	Reference Flex Housing standard for density for multi-family . Maximum of 4 dwelling units in a single structure. *[G]	Reference Flex Housing standard for density. Maximum of 4 dwelling units in a single structure. *[G]	Reference Flex Housing standard for density. Maximum of 4 dwelling units in a single structure. *[G]	6 Units per Initial 21,780 Net SF (.5 Net Acre) and 1,500 Net SF for each additional unit. Reference Footnote *[G] for additional standards.	6 Units per Initial 21,780 Net SF (.5 Net Acre) and 1,500 Net SF for each additional unit. Reference Footnote *[G] for additional standards.	6 Units per Initial 21,780 Net SF (.5 Net Acre) and 1,500 Net SF for each additional unit. Reference Footnote *[G] for additional standards.
e. Residential, Flex Housing - Public Sewer. Reference Footnote *[G] for additional standards.	See Footnote *[K-J] for density standard . Also see Footnote *[G] for additional standards .	See Footnote *[L-K] for density standard . Also see Footnote *[G] for additional standards .	See Footnote *[L-K] for density standard . Also see Footnote *[G] for additional standards .	See Footnote *[L-K] for density standard . Also see Footnote *[G] for additional standards .	See Footnote *[J] for density standard. Also see Footnote *[G] for additional standards.	See Footnote *[J] for density standard. Also see Footnote *[G] for additional standards.	See Footnote *[J] for density standard. Also see Footnote *[G] for additional standards.

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6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.							
a. Single Family Residential (Subsurface System)	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 87,120 SF (2 Acres). Back Lot is calculated at a Density Standard of 1 Unit Per 65,340 SF (1.5 Acre)	1 Unit Per 87,120 SF (2 Acres). Back Lot is calculated at a Density Standard of 1 Unit Per 65,340 SF (1.5 Acre)	1 Unit Per 43,560 SF (1 Acre). Back Lot is calculated at a Density Standard of 1 Unit Per 32,670 SF (.75 Acre).	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.
b. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres). The Density Standard for a Back Lot is Calculated at 1 Primary Structure and 1 Detached Accessory Structure Per 65,340 SF (1.5 Acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 primary structure and 1 detached accessory structure per 65,340 SF (1.5 Acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 primary structure and 1 detached accessory structure per 32,670 sf (.75 acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]
c. Two-Family Residential, Subsurface System.	1 Duplex Structure Per 21,780 sf. There is no change in the density standard for a back lot.	1 Duplex Structure Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 duplex structure per 65,340 sf (1.5 acre).	1 Duplex Structure Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 duplex structure per 65,340 sf (1.5 acre).	1 Duplex Structure Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 duplex structure per 32,670 sf (.75 acre).	1 Duplex Structure Per 21,780 sf. There is no change in the density standard for a back lot.	1 Duplex Structure Per 21,780 sf. There is no change in the density standard for a back lot.	1 Duplex Structure Per 21,780 sf. There is no change in the density standard for a back lot.
d. Multi-Family Residential, Subsurface System. Reference Footnote *[G] for additional standards.	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 7,260 10,890 Net SF for each additional multi-family dwelling unit. *[G]	Reference Flex Housing standard *[M] for density for multi-family housing. Maximum number of 4 dwelling units in a single structure is 4 units . *[G]	Reference Flex Housing standard *[M] for density for multi-family housing. Maximum number of 4 dwelling units in a single structure is 4 units . *[G]	Reference Flex Housing standard *[M] for density for multi-family housing. Maximum number of 4 dwelling units in a single structure is 4 units . *[G]	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 10,890 Net SF for each additional multi-family dwelling unit. *[G]	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 10,890 Net SF for each additional multi-family dwelling unit. *[G]	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 10,890 Net SF for each additional multi-family dwelling unit. *[G]
e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.	See Footnote *[M L] for Density Standard . Also see Footnote *[G].	See Footnote *[N M] for Density Standard . Also see Footnote *[G].	See Footnote *[N M] for Density Standard . Also see Footnote *[G].	See Footnote *[N M] for Density Standard . Also see Footnote *[G].	See Footnote *[L] for Density Standard. Also see Footnote *[G].	See Footnote *[L] for Density Standard. Also see Footnote *[G].	See Footnote *[L] for Density Standard. Also see Footnote *[G].

DOC 16-C. DIVISION 16, SEC 102-633, DIMENSIONAL TABLES, NORTHWESTERLY OF BYPASS OUTSIDE RURAL ZONING DISTRICTS

DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
7) MAXIMUM LOT COVERAGE							
a. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Single Family, Two-Family & Single Family with Detached Accessory Dwelling Units.	Not Applicable 50% if lot is less than 10,890 SF, and 40% for lots 10,890 SF or greater in size. See Footnote *[O] if lot does not conform to lot coverage.	Not Applicable	Not Applicable	Not Applicable	60% if lot is less than 10,890 SF, and 35% for lots 10,890 SF or greater in size. See Footnote *[O] if lot does not conform to lot coverage.	35% for all lots. See Footnote *[O] if lot does not conform to lot coverage.	50% if lot is less than 10,890 SF, and 40% for lots 10,890 SF or greater in size. See Footnote *[O] if lot does not conform to lot coverage.
b. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Multi-Family Housing and Flex Housing	50%. See Footnote *[O] if lot does not conform to lot coverage.	40%. See Footnote *[O] if lot does not conform to lot coverage.	40%. See Footnote *[O] if lot does not conform to lot coverage.	40%. See Footnote *[O] if lot does not conform to lot coverage.	60%. See Footnote *[O] if lot does not conform to lot coverage.	60%. See Footnote *[O] if lot does not conform to lot coverage.	60%. See Footnote *[O] if lot does not conform to lot coverage.
c. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential— Standard for New Nonresidential Construction on a Vacant Lot (Lot developed after April 5, 2022 (Date of Adoption of Div 16, Outside Rural))	50%. See Footnote *[O] if lot does not conform to lot coverage.	50%. See Footnote *[O] if lot does not conform to lot coverage.	50%. See Footnote *[O] if lot does not conform to lot coverage.	50%. See Footnote *[O] if lot does not conform to lot coverage.	No maximum coverage for a lot less than 5 acres in size. 70% for lots greater than 5 acres in size. See Footnote *[O] if a lot does not conform to lot coverage.	No maximum coverage for a lot less than 2 acres in size, and 55% for lots greater than 2 acres in size. See Footnote *[O] if a lot does not conform to lot coverage.	No maximum coverage for a lot less than 2 acres in size, and 65% for lots greater than 2 acres in size. See Footnote *[O] if a lot does not conform to lot coverage.
d. Maximum Lot Coverage (Impervious Surface Ratio) Nonresidential Standard for Nonresidential Construction on a Lot that was developed for a Nonresidential Use prior to April 5, 2022 (Date of adoption of Div 16, Outside Rural)	60%	60%	50%	50%	Not Relevant	Not Relevant	Not Relevant
e. Maximum Lot Coverage—Nonresidential Lot Coverage based only on amount of structure coverage	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Relevant	Not Relevant	Not Relevant

DOC 16-C. DIVISION 16, SEC 102-633, DIMENSIONAL TABLES, **NORTHWESTERLY OF BYPASS** OUTSIDE RURAL ZONING DISTRICTS

DIMENSIONAL STANDARD	RESIDENTIAL 4	ROUTE 3 - RURAL	OUTSIDE RURAL 1	OUTSIDE RURAL 2	ROUTE 3 COMMERCIAL	OFFICE PARK	ROUTE 137 MIXED USE
8) <u>MAXIMUM STRUCTURE HEIGHT</u>							
a. Maximum Height, Residential -(Non-Shoreland Area)	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft & 45 Ft for multi-family.	38 Ft & 45 Ft for multi-family.	38 Ft & 45 Ft for multi-family.
b. Maximum Height, Nonresidential - Non-Shoreland Areas	38 Ft	38 Ft	38 Ft	38 Ft	45 Ft	45 Ft	38 Ft