

Standard Subdivision

Residential Zoning Districts - Lot Size and Density - Standard Subdivision							
Zoning District	Min Lot Size Requirement per DU	Max Lot Size Requirement per DU	Min NET Density (DU/acre)	Max NET Density (DU/acre)	Min GROSS Density (DU/acre)	Max GROSS Density (DU/acre)	Assumed % in lots (for Gross Density Calculation)
AG				.2 -			100%
RA	30,000			1.45		1.00	72%
RS-22	17,600	32,000	1.36	1.98	1.01	1.43	72%
RS-18	14,400	22,000	1.98	2.42	1.42	1.74	72%
RS-15	12,000	18,000	2.42	2.90	1.74	2.09	72%
RS-12	9,600	15,000	2.90	3.63	2.03	2.50	70%
RS-8.5	6,800	12,000	3.63	5.12	2.51	3.53	69%
RS-7	5,600	10,000	4.36	6.22	2.92	4.17	67%
RS-6	4,800	9,000	4.84	7.26	3.24	4.86	67%
RS-4	3,200	7,000	6.22	10.89	4.17	7.30	67%
RD (single family)	5,000	10,000	4.36	6.22	2.92	4.17	67%
RD (multi DU)*	2,500	5,000	8.71	12.44	5.58	8.00	64%
RML - Single-Fam.	4,800	9,000	4.84	7.26	3.24	4.86	67%
RMH - Single-Fam.	4,800	9,000	4.84	7.26	3.24	4.86	67%
RML - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		
RMH - Multi-Fam.	500**	3,500	12.45	77.12	8.01		
GB	1,350**	3,500	12.45	29.82	8.01		
RP - Single-Fam.	4,800	9,000	4.84	7.26	3.24	4.86	67%
RP - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		
<p>*For a duplex, triplex, quadraplex and townhome building: The first 2 dwelling units require a minimum of 5,000 sq. ft. of lot area. For every additional dwelling unit, 2,500 square feet of lot area is required. In the RD Zoning District, a single building may contain no more than 4 dwelling units.</p>							
<p>**The first 2 dwelling units of any building require a minimum of 6,000 sq. ft. of parcel. The minimum lot size is the minimum amount of square footage required for each additional dwelling unit.</p>							

Planned Unit Developments

Residential Zoning Districts - Lot Size and Density for PUD's Only							
Zoning District	Min Lot Size Requirement per DU	Max Lot Size Requirement per DU	Min NET Density (DU/acre)	Max NET Density (DU/acre)	Min GROSS Density (DU/acre)	Max GROSS Density (DU/acre)	Assumed % in lots (for Gross Density Calculation)
RA	30,000			1.45		1.00	72%
RS-22	17,600	32,000	1.36	2.48	1.01	1.78	72%
RS-18	14,400	22,000	1.98	3.03	1.42	2.18	72%
RS-15	12,000	18,000	2.42	3.63	1.74	2.61	72%
RS-12	9,600	15,000	2.90	4.54	2.03	3.18	70%
RS-8.5	6,800	12,000	3.63	6.41	2.51	4.42	69%
RS-7	5,600	10,000	4.36	7.78	2.92	5.21	67%
RS-6	4,800	9,000	4.84	9.08	3.24	6.08	67%
RS-4	3,200	7,000	6.22	13.61	4.17	9.12	67%
RD (single family)	5,000	10,000	4.36	8.71	2.92	5.84	67%
RD (multi DU)*	2,500	5,000	8.71	17.42	5.58	11.15	64%
RML - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RMH - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RML - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		
RMH - Multi-Fam.	500**	3,500	12.45	77.12	8.01		
GB	1,350**	3,500	12.45	29.82	8.01		
RP - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RP - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		
<p>*For a duplex, triplex, quadraplex and townhome building: The first 2 dwelling units require a minimum of 5,000 sq. ft. of lot area. For every additional dwelling unit, 2,500 square feet of lot area is required. In the RD Zoning District, a single building may contain no more than 4 dwelling units.</p>							
<p>**The first 2 dwelling units of any building require a minimum of 6,000 sq. ft. of parcel. The minimum lot size is the minimum amount of square footage required for each additional dwelling unit.</p>							

Master Planned Communities

Residential Zoning Districts - Lot Size and Density MPC's Only							
Zoning District	Min Lot Size Requirement per DU	Max Lot Size Requirement per DU	Min NET Density (DU/acre)	Max NET Density (DU/acre)	Min GROSS Density (DU/acre)	Max GROSS Density (DU/acre)	Assumed % in lots (for Gross Density Calculation)
RS-8.5	6,800	12,000	3.63	6.41	2.51	4.42	69%
RS-7	5,600	10,000	4.36	7.78	2.92	5.21	67%
RS-6	4,800	9,000	4.84	9.08	3.24	6.08	67%
RS-4	3,200	7,000	6.22	13.61	4.17	9.12	67%
RD (single family)	5,000	10,000	4.36	8.71	2.92	5.84	67%
RD (multi DU)*	2,500	5,000	8.71	17.42	5.58	11.15	64%
RML - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RMH - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RML - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		
RMH - Multi-Fam.	500**	3,500	12.45	77.12	8.01		
GB	1,350**	3,500	12.45	29.82	8.01		
RP - Single-Fam.	4,800	9,000	4.84	9.08	3.24	6.08	67%
RP - Multi-Fam.	1,350**	3,500	12.45	29.82	8.01		

*For a duplex, triplex, quadraplex and townhome building: The first 2 dwelling units require a minimum of 5,000 sq. ft. of lot area. For every additional dwelling unit, 2,500 square feet of lot area is required. In the RD Zoning District, a single building may contain no more than 4 dwelling units.

**The first 2 dwelling units of any building require a minimum of 6,000 sq. ft. of parcel. The minimum lot size is the minimum amount of square footage required for each additional dwelling unit.

Cottage and Cluster Development

Residential Zoning Districts - Lot Size and Density Cottage and Cluster Developments Only							
Zoning District	Min Amount of square footage Required per DU for the entire development	Max Amount of square footage Allowed per DU for the entire development	Min NET Density (DU/acre)	Max NET Density (DU/acre)	Min GROSS Density (DU/acre)	Max GROSS Density (DU/acre)	Assumed % in lots (for Gross Density Calculation)
RS-4	3,200	7,000	6.22	13.61	4.17	9.12	67%
RD	2,500	5,000	8.71	17.42	5.58	11.15	64%
RML	1,350	3,500	12.45	29.82	8.01		
RMH	1,350	3,500	12.45	29.82			
GB2	1,350	3,500	12.45	29.82			
RP	1,350	3,500	12.45	29.82			

DU = One (1) Individual Dwelling Unit

2040 Comp Plan

Ag (gross) = 1 (-) du/acre
Ag (net) = 1.45 (-) du/acre

Low Density (gross) = 2.5 - 1.01 du/acre
Low Density (net) = 3.6 - 1.45 du/acre

Med Density (gross) = 8 - 2.51 du/acre
Med Density (net) = 12.45 - 3.64 du/acre

High Density (gross) = 8.01+ du/acre
High Density (net) = 12.46+ du/acre

Mixed-Use: No densities given.