

Please Note: Proposed Additions are underlined in blue

Proposed Deletions are crossed out in ~~red~~

Chapter 16.12 Residential Land Uses

16.12.010. - Purpose and Density Requirements

A. Very Low Density Residential (VLDR)

1. Standard Density

The VLDR zoning district provides for low density, larger lot single-family housing and other related uses in natural resource and environmentally sensitive areas warranting preservation, but otherwise deemed suitable for limited development, with a density of 0.7 to 1 dwelling unit per acre.

2. VLDR Planned Unit Development Density Standards

If developed through the Planned Unit Development (PUD) process, as per Chapter 16.40, and if all floodplain, wetlands, and other natural resource areas are dedicated or remain in common open space, the permitted density of 1.4 to two (2) dwelling units per net buildable acre may be allowed under the following conditions-:

~~Minor land partitions shall be exempt from the minimum density requirement.~~

~~a. Special Density Allowances~~

Housing densities up to two (2) units per net buildable acre, and minimum lot sizes of 10,000 square feet, may be allowed in the VLDR zone. ~~when:~~

~~b.~~ The following areas are dedicated to the public or preserved as common open space: floodplains, as per Section 16.134.020 (Special Resource Zones); natural resources areas, per the Natural Resources and Recreation Plan Map, attached as Appendix C, or as specified in Chapter 5 of the Community Development Plan, and wetlands defined and regulated as per current Federal regulation and Division VIII of this Code; and

~~c.~~ The Review Authority determines that the higher density development would better preserve natural resources as compared to one (1) unit per acre design.

3. Southeast Sherwood Master Planned Unit Development

The applicant may apply the following standards if developed as a planned unit development under Chapter 16.40 (Planned Unit Development) based in part on the concepts goals and objectives of the SE Sherwood Master Planning effort as a third alternative within this zone.

a. Residential Density

Housing density up to four (4) units per net buildable acre area maximum is allowed.

b. The applicant will generally follow the development pattern of the recommended Alternative B/C found in the SE Sherwood Master Plan (2006) that includes the following considerations:

(1) Varied lot sizes are allowed with a minimum lot area of 8,500 sq. ft. if it can be shown that adequate buffering exists adjacent to developed properties with screening, landscaping, roadways or open space.

(2) The Open Space areas as required by Chapter 16.40 (Planned Unit Development), where feasible should include parks and pathways that are located within the general vicinity of the recommended Alternative B/C found in the SE Sherwood Master Plan.

(3) There is a pedestrian friendly transportation system that links the site with nearby residential developments, schools, parks, commercial areas and other destinations.

(4) The Review Authority will consider the unique environmental opportunities and constraints identified through the SE Sherwood Master planning process.

(5) The Review Authority will consider the view corridors identified in the SE Sherwood Master Plan when approving the final development plans.

(6) The Review Authority will consider housing design type based on compatibility with surrounding and existing development at the time of final development review.

c. Density Transfers per Chapter 16.40.050 C. 2. are not permitted if utilizing the SE Sherwood Master Plan density allowance.