

16.12.010. - Purpose and Density Requirements

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A. Very Low Density Residential (VLDR)

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 net buildable acre.

1. 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)~~ four (4) dwelling units per net buildable acre may be allowed.

a. ~~To be eligible for a PUD in the VLDR zoning district the project site must be a minimum of 3(three) acres.~~

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b. The minimum lot size in a PUD in the VLDR zoning district shall be 8000 sq. ft.

~~1.2.~~ Minor land partitions shall be exempt from the minimum density requirement.

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~~2. Special Density Allowances~~

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

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a. ~~The housing development is approved as a PUD, as per Chapter 16.40; and~~

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~~

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

NOTE: The chart in 16.12 needs to be amended to show the minimum lot size for VLDR development in a PUD is 8,000 sq. ft.