

PROPOSED BRAN BAR REZONE

A COMPARISON OF CURRENT R 1/5 & PROPOSED RLI LAND USE ZONES

Zoning code excerpts as of December 10, 2015:

Current Zoning: Residential - 1 Unit per 5 Acres (R 1/5) “This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.”

Proposed Zoning: Residential Low Impact (RLI) “To accommodate some residential development within sensitive drainage basis at densities averaging from two (2) to four (4) units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.”

Alternative Zoning: Residential - 4 Units per Acre (R-4) “To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four (4) units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).”

TABLE 4.01 – PERMITTED AND CONDITIONAL USES (EXCERPT)

P = Permitted Use C = Conditional Use

DISTRICT	R1/5	R-4	RLI	APPLICABLE REGULATIONS	DISTRICT	R1/5	R-4	RLI	APPLICABLE REGULATIONS
District-Wide Regulations					2. MULTIFAMILY				
1. SINGLE-FAMILY HOUSING					Apartments			P	18.04.060(N) 18.04.060(FF)
Accessory Dwelling Units	P	P	P	18.04.060(A)	Boarding Homes			P	
Co-Housing	P	P	P	18.04.060(F) 18.04.060(FF)	Dormitories	P		P	
Cottage Housing			P	18.04.060(H) 18.04.060(FF)	Duplexes - Existing	P	P	P	18.04.060(J)
Manufactured Homes	P	P	P	18.04.060(O) 18.04.060(FF)	Duplexes	P		P	18.04.060(FF)
Single-family Residences	P	P	P	18.04.060(FF)	Fraternities, Sororities	P		P	
Townhouses	P	P	P	18.04.060(FF) 18.64	Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	18.04.060(K)
					Group Homes with 7 or More Clients	C		C	18.04.060(K)
					Nursing/Convalescent Homes	C		C	18.04.060(S)

Attachment 2

DISTRICT	R1/5	R-4	RLI	APPLICABLE REGULATIONS
Retirement Homes			P	
3. COMMERCIAL				
Child Day Care Centers		C	C	18.04.060(D) 18.04.060(AA)
Home Occupations	P	P	P	18.04.060(L)
Hospice Care	C		C	18.04.060(M)
Plant Nursery	C	C	C	18.04.060(G)
Veterinary Clinics	P			
4. ACCESSORY USES				
Accessory Structures	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	5.24
Residence Rented for Social Event, 7 times or more in 1 year	C	C	C	
Satellite Earth Stations	P	P	P	18.44.100
5. RECREATIONAL USES				
Community Parks & Playgrounds	C	C	C	18.04.060(T)
Country Clubs	C	C	C	
Golf Courses		C		
Neighborhood Parks	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	18.04.060(Y)
Stables, Commercial and Private Existing		C	C	18.04.060(J)
Trails - Public	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES				

DISTRICT	R1/5	R-4	RLI	APPLICABLE REGULATIONS
Agricultural Uses	P	P	P	
Greenhouses, Bulb Farms	C	C	C	18.04.060(G)
7. TEMPORARY USES				
Emergency Housing	P	P	P	18.04.060(EF)
Model Homes	P	P	P	18.04.060(EF)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	18.04.060(EF)
Wireless Communication Facility	P	P	P	18.44.060
8. OTHER				
Animals	P	P	P	18.04.060(C)
Cemeteries		C		18.04.060(E)
Community Clubhouses	P	P	P	
Crisis Intervention	C	C	C	18.04.060(I)
Historic House Museum		C	C	
Parking Lots and Structures			C	18.38.220 and .240
Places of Worship	C	C	C	18.04.060(U)
Public Facilities	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	18.44.100
Schools	C		C	18.04.060(DD)
Utility Facility	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	18.44

TABLE 4.04 – RESIDENTIAL DEVELOPMENT STANDARDS (EXCERPT)

SF= square feet

ZONING DISTRICT	R-1/5	R-4	R L I	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY	One unit per 5 acres	4 units per acre	4 units per acre	18.04.080(A) [20% bonuses available]
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	2	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = zero lot 5,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	30' except: 16' = townhouse; 60' = duplex 80' = multi-family	18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20'	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	10' except: 5' for ag buildings with farm animals.	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

Attachment 2

MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural building with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings with farm animals	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings	40' except: 16' for accessory buildings	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35%; 60% = townhouses	2,500 SF	
MAXIMUM ABOVE-GRADE STORIES	No limit	2 stories	3 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	45% 70% = Townhouses	2,500 SF	
MINIMUM OPEN SPACE	220 tree units per acre required		[220 tree units per acre per Green Cove rules]	18.04.080(J)