



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Zach Higgins, AICP Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: July 2nd, 2024

SUBJECT: Ordinance 24-06

SUMMARY

Approval of Ordinance 24-06 would amend Section 16-1-30 to remove R-1-12, R-1-20, RE-2 and LR-1 Districts, and add R-CC, Residential Cottage Community District. The ordinance would also amend Table 16-1 to remove the R-1-12, R-1-20, RE-2 and LR-1 Districts and add R-CC District, allowing for Single-family detached dwellings and Accessory buildings as uses by right in that district. Section 16-1-40, subsection (f) would be amended to add a new sub-subsection (16), and subsection (g) would be amended to add a new sub-subsection (18). Table 16-2 would be amended to remove the columns of the R-1-12, R-1-20, RE-2 and LR-1 Districts, remove the minimum width of lot row for all zoning districts, add dimensional standards for the new R-CC District, and amend the dimensional standards for the R-1, R-2, R-TH, and R-3 Districts. Lastly, the ordinance would repeal and reenact Section 16-1-110 to replace the LR-Large Lot Residential District with the R-CC, Residential Cottage Community District, including its purpose, allowed uses, dimensional standards, and other requirements.

Background:

The Planning Commission initiated this code update proposal to address several key issues identified in our current zoning practices. After observing a trend of developers frequently opting for Planned Unit Developments (PUDs) rather than utilizing existing zone districts, the Commission directed staff to investigate the reasons behind this preference.

Upon reviewing the dimensional standards of approved PUDs, staff discovered that these developments often employed standards that differed from the current residential zoning districts. In response, staff have formulated proposed dimensional standards that better align with the intended densities and character of the residential zones, aiming to make the existing districts more adaptable to the town's housing needs.

Additionally, the Planning Commission and staff recognized a significant gap in the Town's housing market: the lack of new "starter homes" for prospective homeowners. To address this need, staff looked to

successful models implemented in other Colorado communities, particularly the concept of "cottage communities."

These cottage communities typically consist of several small, single-family detached homes clustered on a single acre lot. This model caters to those seeking a suburban living experience without the extensive maintenance requirements of traditional suburban lots. While individual yards are usually small, these developments frequently offer larger-than-average community green spaces and shared amenities.

By introducing the Residential Cottage Community (R-CC) District and updating the dimensional standards of the existing residential districts, this proposal aims to provide a wider range of housing options within our community. These changes are designed to offer flexibility in the zoning code, potentially addressing some of the housing challenges identified by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 24-06, an Ordinance amending Chapter 16, Section 16-1-30, Table 16-1, Section 16-1-40, Table 16-2, Section 16-1-110 of the Elizabeth Municipal Code.

ATTACHMENT(S)

Ordinance 24-06

Section 16-1-30 (Current Code Language)

Table 16-1 (Current Code Language)

Section 16-1-40 (Current Code Language)

Table 16-2 (Current Code Language)

Section 16-1-110 (Current Code Language)

ORDINANCE 24-06

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF CHAPTER 16 OF THE TOWN OF ELIZABETH MUNICIPAL CODE, UPDATING THE TOWN'S LAND USE AND DEVELOPMENT CODE

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Section 16-1-30, subsection (a) of the Elizabeth Municipal Code is amended to read as follows:

Sec. 16-1-30. - Districts.

- (a) Establishment of districts. The establishment of districts implements the land use policies of the master plan. Each subsection describes the relationship between the various zoning district and the master plan. In order to carry out the intent of the master plan and provisions of this Chapter, the Town is hereby divided into the following zoning districts:

Code §	Title	Name
16-1-50	R-1	Single-Family Residence Districts (R-1, R-1-12, R-1-20)
16-1-60	RE	Residential Estate Districts (RE-1, RE-2)
16-1-70	R-2	Single-Family and Duplex Residence District
16-1-80	R-TH	Townhouse District
16-1-90	R-3	Multi-Family Residence District
16-1-100	A-1	Agriculture District
16-1-110	R-CC	Residential Cottage Community District
16-1-110	LR	Large Lot Residential District (LR-1)
16-1-120	MH-1	Mobile Home Subdivision
16-1-130	MH-2	Mobile Home Park
16-1-140	P-I	Public, Semi-Public and Institutional District
16-1-150	RC	Regional Commercial District

16-1-160	CMU	Commercial Mixed Use District
16-1-170	L-I	Light Industrial District
16-1-180	DT	Downtown District
16-1-190	PUD	Planned Unit Development District

Section 2. Tables 16-1 and 16-3 of the Elizabeth Municipal Code are amended to read as follows:

DRAFT

Table 16-1

Residential Use Matrix

Land Use/Activity(1)(8)(9)(13)(15)(16)	Residential Zoning District										
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1	R-CC
Single-family detached dwellings (11)(14)	A	A	A	A	A	A		A	A	A	A A (16)
Single-family attached dwellings (11)(14)		-	-		-	A	A	A		-	
Duplex structures (11)(14)		-	-		-	A	A	A		-	
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S	
Townhouses (12)(14)		-	-		-		A			-	
Multi-family dwellings (12)(14)		-	-		-			A		-	
Accessory buildings (2)	A	A	A	A	A	A		A	A	A	A A (16)
Accessory uses: home occupations (3)	A	A	A	A	A	A	A	A	A	-	
Assisted living services	S	S	S	S	S	S		S	S (10)	S (10)	
Bed and breakfast inns		-	-		S	S		A	S	S	
Boarding and rooming houses		-	-		-			A		-	
Cemeteries or mausoleums	A	A	A	A	A	A			A	A	
Commercial animal establishments		-	-	S	S				S	S	
Dormitories		-	-		-			A		-	
Fences, hedges, walls and trees (4)	A	A	A	A	A	A	A	A	A	A	
Forestry farming, including raising of trees for any purpose		-	-		A				A	A	

Fraternity and sorority houses								A		-	
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses (5)				S	A				A	A	
Golf courses	A	A	A	A	A	A		A		-	
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises		-	-	A	A				A	A	
Group homes or group quarters	S	S	S	S	S	S		S	S	-	
Horses/livestock (5)		-	A	A	A				A	A	
Hospitals and emergency facilities	A	A	A	A	A	A		A		-	
Kennels and other canine-related facilities - commercial (6)	S	S	S	S	S	S			S	S	
Kennels and other canine-related facilities - private (6)	A	A	A	A	A	A			A	A	
Nursery schools and day care centers	S	S	S	S	S	S	S	S	S	(10)	(10)
Parks	A	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		-	
Public utilities	A	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		-	
Religious assembly, place of	A	A	A	A	A	A		A		-	
Retirement/group housing services	S	S	S	S	S	S		S	S	(10)	(10)
Riding stables/academies - commercial		-	-		S				S	S	

Signs (7)	A	A	A	A	A	A	A	A	A	A	
Stables and other equine-related facilities - private		-	-	A	A				A	A	
Structures for general farming		-	-		A				A	A	
Universities	A	A	A	A	A	A		A			

Section 3. Section 16-1-40, subsection (f) of the Elizabeth Municipal Code is amended by the addition thereto of a new sub-subsection (16) to read as follows:

- (16) Single-family dwellings and their accessory buildings typically do not require site plan approval; however, any development within the RCC, Residential Cottage Community District must comply with the site plan requirements specified in Article II.

Section 4. Table 16-2 of the Elizabeth Municipal Code is amended to read as follows:

**Table 16-2
Residential Dimensional Standards**

District(1 2)(13)(17)	Residential Zoning District										
	R-1(14) (15)	R-1-12(14) (15)	R-1-20(14) (15)	RE-1(14) (15)	RE-2(14) (15)	R-2(11)(16) (17)	R-TH(11)(16) (17)	R-3(11)(16) (17)	A-1(14) (15)	LR-1(14) (15)	R-CC(18)
Minimum lot size (square feet)	9,000 3,500	12,500 0	20,000 0	43,560	87,120	9,000 (1) 4,500 (1)	3,000 (3)	9,000 (7)	5 acres	10 acres	43,560
Maximum lot coverage:											
1) Under roof	60% 75%	50%	50%	20%	20%	40% 60%	40% 50%	35% 50%	10%	10%	20%
2) Minimum vegetative area (12)	20%	20%	30%	40%	40%	20%	20%	20%	50%	50%	50%
Minimum width of lot (measured in feet 25 feet back from front)	66	80	100	100	100	66(2)	55 per unit	55 per unit	120	120	

property line)											
Minimum yard setback (in feet):											
1) Front	25	25	25	30	30	25	25 (4) 15 (4)	15 (8)	50	50	15
2) Rear – principal building	25	25	25	25	25	25	15	15	50	50	15
3) Rear – accessory building	10	10	10	10	10	10	10	15 10	50	50	15
4) Interior side	7 5	10	10	10	10	5	10 (5) 5 (5)	5	50	50	15
5) Street side	10	10	10	20	20	10	10	15 10	50	50	15
6) Side – accessory building	2	5	10	10	10	2	2	2	50	50	15
Minimum square feet per dwelling	-	-	-	-	-		800 (6)	600 (6)			600
Density (maximum dwelling units per gross acre)		3 (9)	2 (9)	1 (9)	1 (9)	8 (9) 9 (9)	14	12 (9) 20 (9)	1 (9)	1 (9)	14
Principal building maximum height (in feet)	25 30	25	25	35	35	25 30	25 30	25 (10) 30 (10)	35	35	30
Accessory building maximum height (in feet)	20	20	20	30	30	20	20	25	35	35	20

Section 5. Section 16-1-40, subsection (g) of the Elizabeth Municipal Code is amended by the addition thereto of a new sub-subsection (18) to read as follows:

(18) For all lots in the Residential Cottage Community District, the following requirements apply:

- a. Front yard setback: Fifteen (15) feet from the property boundary.
- b. Rear yard setback: Fifteen (15) feet from the property boundary.
- c. Side yard setback: Fifteen (15) feet from the property boundary.
- d. The required setback between buildings within the internal portion of the lot is five (5) feet.
- e. In cases where the development is adjacent to a public right-of-way, the dwelling units must be oriented to face the public right-of-way.

Section 6. Section 16-1-110 of the Elizabeth Municipal Code is repealed and reenacted to read as follows:

Sec. 16-1-110. - Residential Cottage Community (RCC) District.

(a) Purpose. The Residential Cottage Community (RCC) District is designated to develop medium-density residential areas with small, detached single-family homes (typically 600-1,200 square feet) arranged around shared open spaces. These communities typically consist of multiple small homes located on a single lot, often owned and managed by a separate entity, such as a homeowners' association or a private developer. By clustering homes, RCC Districts aim to preserve open space, enhance community interaction, and offer affordable housing options, while maintaining neighborhood character and ensuring compatibility with surrounding areas.

(b) Allowed uses. See the Residential Use Matrix, Table 16-1 of this Article.

(c) Dimensional standards. The residential dimensional standards within the RCC District are outlined in Table 16-2 of this Article.

(d) Use by special review. See the Residential Use Matrix, Table 16-1.

(e) Town services are required.

Section 7. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 8. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 9. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this _____ day of _____, 2024.

Passed by a vote of _____ for and _____ against and ordered published.

Tammy Payne, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

DRAFT

Sec. 16-1-30. - Districts.

(a) Establishment of districts. The establishment of districts implements the land use policies of the master plan. Each subsection describes the relationship between the various zoning district and the master plan. In order to carry out the intent of the master plan and provisions of this Chapter, the Town is hereby divided into the following zoning districts:

<i>Code §</i>	<i>Title</i>	<i>Name</i>
<u>16-1-50</u>	R-1	Single-Family Residence Districts (R-1, R-1-12, R-1-20)
<u>16-1-60</u>	RE	Residential Estate Districts (RE-1, RE-2)
<u>16-1-70</u>	R-2	Single-Family and Duplex Residence District
<u>16-1-80</u>	R-TH	Townhouse District
<u>16-1-90</u>	R-3	Multi-Family Residence District
<u>16-1-100</u>	A-1	Agriculture District
<u>16-1-110</u>	LR	Large Lot Residential District (LR-1)
<u>16-1-120</u>	MH-1	Mobile Home Subdivision
<u>16-1-130</u>	MH-2	Mobile Home Park
<u>16-1-140</u>	P-I	Public, Semi-Public and Institutional District
<u>16-1-150</u>	RC	Regional Commercial District
<u>16-1-160</u>	CMU	Commercial Mixed Use District
<u>16-1-170</u>	L-I	Light Industrial District
<u>16-1-180</u>	DT	Downtown District
<u>16-1-190</u>	PUD	Planned Unit Development District

- (b) Boundaries. The boundaries of these districts are established as shown on the map entitled "Zoning Map" of the Town, which map is hereby made a part of this Chapter. District boundary lines are: lot lines; the centerlines of streets, alleys, highway rights-of-way, railroad rights-of-way or such lines extended; section lines; municipal corporate lines; or other lines drawn to scale on the Zoning Map. Disputes concerning the exact location of any district boundary line shall be decided by the Board of Adjustment. Where a lot is divided at the time of enactment of this Chapter by subsequent amendments or by a zoning district boundary line, the less restrictive zone requirements may be extended not more than twenty-five (25) feet into the more restrictive zoning district adjacent to such line.
- (c) Annexed territory. Any territory hereafter annexed to the Town shall be zoned in accordance with the provisions of the Colorado Municipal Annexation Act of 1965, Section 31-12-101, et seq., C.R.S., as the same may be amended from time to time, and the applicable provisions of this Code.

(Ord. 12-02 §1)

Sec. 16-1-40. - Application of regulations.

- (a) Except as hereinafter provided, no building, other structure or land shall be used, and no building or other structure shall be erected, reconstructed or structurally altered, except in conformance with the regulations herein specified for the district in which such building is located.
- (b) Generally. No use is allowed unless it is listed as an allowed or conditional use (use by special review) in this Section. Those designated uses or buildings within each zoning district are those uses listed in the Residential Use Matrix (Table 16-1). For use by special review regulations, refer to Article IX of this Chapter.
- (c) Uses not listed. Evaluation of these uses shall be interpreted as set forth in Subsection (d) below. Any use not listed as an allowed use or SUP is presumed to be prohibited from the applicable zoning district.
- (d) Interpretation of similar use. The Planning Director shall determine if a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described. Interpretations shall be ratified by the Board of Trustees upon recommendation by the Planning Commission at a regularly scheduled meeting. It is the intent of this Chapter to group similar or compatible land uses into specific zoning districts, either as allowed uses or as uses authorized by use by special review.
- (e) In the event that a particular use is not listed in the Residential Use Matrix (Table 16-1) below and cannot be interpreted as a similar use in accordance with Subsection (d) above, or is not otherwise prohibited by law, the applicant may file for an amendment to the Chapter as

described in Subsection 16-1-240(c) of this Article.

Read across the chart until either "A" or "S" appears in one (1) of the columns. If "A" appears, the use is an allowed use; if "S" appears, the use is only allowed upon the issuance of a Use by Special Review permit. If left blank, the use is not allowed in that zone.

Table 16-1
Residential Use Matrix

<i>Land Use/Activity</i> <small>(1)(8)(9)(13)(15)</small>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Single-family detached dwellings ⁽¹¹⁾⁽¹⁴⁾	A	A	A	A	A	A		A	A	A
Single-family attached dwellings ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Duplex structures ⁽¹¹⁾⁽¹⁴⁾						A	A	A		
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S
Townhouses ⁽¹²⁾⁽¹⁴⁾							A			
Multi-family dwellings ⁽¹²⁾⁽¹⁴⁾								A		
Accessory buildings ⁽²⁾	A	A	A	A	A	A		A	A	A
Accessory uses: home occupations ⁽³⁾	A	A	A	A	A	A	A	A	A	
Assisted living services	S	S	S	S	S	S		S	S ₍₁₀₎	S ₍₁₀₎
Bed and breakfast inns					S	S		A	S	S

Boarding and rooming houses								A		
Cemeteries or mausoleums	A	A	A	A	A	A			A	A
Commercial animal establishments				S	S				S	S
Dormitories								A		
Fences, hedges, walls and trees ⁽⁴⁾	A	A	A	A	A	A	A	A	A	A
Forestry farming, including raising of trees for any purpose					A				A	A
Fraternity and sorority houses								A		
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses ⁽⁵⁾				S	A				A	A
Golf courses	A	A	A	A	A	A		A		
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises				A	A				A	A

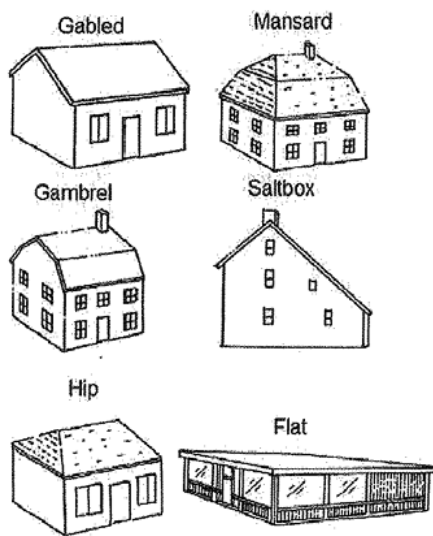
Group homes or group quarters	S	S	S	S	S	S		S	S	
Horses/livestock ⁽⁵⁾			A	A	A				A	A
Hospitals and emergency facilities	A	A	A	A	A	A		A		
Kennels and other canine-related facilities - commercial ⁽⁶⁾	S	S	S	S	S	S			S	S
Kennels and other canine-related facilities - private ⁽⁶⁾	A	A	A	A	A	A			A	A
Nursery schools and day care centers	S	S	S	S	S	S	S	S	S ₍₁₀₎	S ₍₁₀₎
Parks	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		
Public utilities	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		
Religious assembly, place of	A	A	A	A	A	A		A		
Retirement/group housing services	S	S	S	S	S	S		S	S ₍₁₀₎	S ₍₁₀₎

Riding stables/academies - commercial					S				S	S
Signs ⁽⁷⁾	A	A	A	A	A	A	A	A	A	A
Stables and other equine-related facilities - private				A	A				A	A
Structures for general farming					A				A	A
Universities	A	A	A	A	A	A		A		

(f) The following general provisions shall apply to the applicable designated uses in Table 16-1 of this Section:

- (1) For all such uses, building setbacks from all property lines are shown in Table 16-2 of this Section.
- (2) Total lot coverage of accessory buildings shall not exceed twenty-five percent (25%) of the total square footage of the lot, and the total square footage of any single accessory building may not exceed the total square footage of the dwelling unit's footprint.
- (3) Total area used for such purposes does not exceed one-third (?) the total first floor area of the user's dwelling unit.
- (4) Fences, hedges and walls. Fences, hedges and walls shall be permitted in all districts and do not have to comply with the minimum setbacks of the zoning district in which they are located if the following regulations are complied with:
 - a. Fences, hedges and walls shall not exceed thirty (30) inches in height in corner lots consistent with Section 16-1-200 of this Article.
 - b. Fences, hedges and walls in residential areas shall not exceed six (6) feet in height and shall not exceed four (4) feet in height when located in required front yards.
- (5) In accordance with Section 16-1-45 of this Article.
- (6) In accordance with Section 16-1-20 of this Article.
- (7) Provided that each dwelling or use has no more than one (1) identification sign; and that such sign meets the requirements in Article XII of the Chapter.
- (8) Uses by Special Review: refer to Article IX of this Chapter.

- (9) For all zoning districts, minimum off-street parking: refer to Article VI of this Chapter.
- (10) Town services required.
- (11) The front building facade and main entrance to all residential buildings shall be oriented toward a public street.
- (12) Buildings, including front facades and building entries, shall front a landscape area, pedestrian plaza, courtyard or other permanently open area where the area directly abuts a public street.
- (13) Roofs shall have a minimum pitch of 6:12 (six [6] units rise to twelve [12] units run), and gable style roofing shall be utilized.
 - a. Shallow-pitch gable roofs, mansard, flat, A-frame and other irregular roof forms are prohibited unless integral to a generally recognized architectural style.



- (14) Variation:
 - a. Single-family dwellings and multi-family buildings shall vary by providing a range of compatible styles within neighborhoods and among neighborhoods throughout the community by utilizing differing elevations; sizes and footprints; number of stories; entry treatments; roof configurations; window design; use of color; and other features to achieve variety.
 - b. Single-family homes using identical or near-identical elevation separated by a minimum of three (3) single-family homes with different elevations and details. Identical or near-identical elevations shall not be located directly or diagonally across the street from one another.
- (15) Access drives/curb cuts:
 - a. Shared access driveways are permitted.
 - b. Driveways, unless shared, shall not be closer than five (5) feet to an adjoining lot.

- c. At street access point, widths shall not exceed twenty-four (24) feet.
- d. Multi-family driveway widths shall not be less than twenty-four (24) feet.

Table 16-2
Residential Dimensional Standards

<i>District</i> ⁽¹²⁾ <i>(13)(17)</i>	<i>Residential Zoning District</i>									
	<i>R-1</i> <i>(18)</i>	<i>R-1-12</i> <i>(14)(15)</i>	<i>R-1-20</i> <i>(14)(15)</i>	<i>RE-15</i> <i>(14)(15)</i>	<i>RE-2</i> <i>(14)(15)</i>	<i>R-2</i> <i>(18)</i>	<i>R-TH</i> <i>(18)</i>	<i>R-3</i> <i>(18)</i>	<i>A-1</i> <i>(18)</i>	<i>LR-1</i> <i>(18)</i>
Minimum lot size (square feet)	9,000	12,500	20,000	43,560	87,120	9,000 ⁽¹⁾	3,000 ⁽³⁾	9,000 ⁽⁷⁾	5 acres	10 acres
Maximum lot coverage:										
1) Under roof	60%	50%	50%	20%	20%	40%	40%	35%	10%	10%
2) Minimum vegetative area ⁽¹²⁾	20%	20%	30%	40%	40%	20%	20%	20%	50%	50%
Minimum width of lot (measured in feet 25 feet back from front property line)	66	80	100	100	100	66 ⁽²⁾	55 per unit	55 per unit	120	120

Minimum yard setback (in feet):

1) Front	25	25	25	30	30	25	25 ⁽⁴⁾	15 ⁽⁸⁾	50	50
2) Rear - principal building	25	25	25	25	25	25	15	15	50	50
3) Rear - accessory building	10	10	10	10	10	10	10	15	50	50
4) Interior side	7	10	10	10	10	5	10 ⁽⁵⁾	5	50	50
5) Street side	10	10	10	20	20	10	10	15	50	50
6) Side - accessory building	2	5	10	10	10	2	2	2	50	50
Minimum square feet per dwelling	-	-	-	-	-		800 ₍₆₎	600 ₍₆₎		
Density (maximum dwelling units per gross acre)	4 ⁽⁹⁾	3 ⁽⁹⁾	2 ⁽⁹⁾	1 ⁽⁹⁾	1 ⁽⁹⁾	8 ⁽⁹⁾	14	12 ⁽⁹⁾	1 ⁽⁹⁾	1 ⁽⁹⁾

Principal building maximum height (in feet)	25	25	25	35	35	25	25	25 (10)	35	35
Accessory building maximum height (in feet)	20	20	20	30	30	20	20	25	35	35

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- (g) The following additional dimensional requirements are applicable to the designated districts shown in Table 16-2 of this Section:
- (1) Nine thousand (9,000) single dwelling. Nine thousand seven hundred fifty (9,750) square feet when more than one (1) unit.
 - (2) Seventy-five (75) feet when more than one (1) unit.
 - (3) Three thousand (3,000) for end units and two thousand four hundred (2,400) square feet for center units with party walls on each side of the unit.
 - (4) All buildings; provided, however, that the minimum front yard may include area in common ownership in calculating the minimum front yard.
 - (5) None between units separated by a party wall. Ten (10) feet where units are not separated by a party wall and not abutting a street. Ten (10) feet where abutting a street.
 - (6) Two hundred (200) square feet for each additional bedroom.
 - (7) Per additional dwelling unit: fifty (50) square feet.
 - (8) When more than one (1) building, buildings must have a five-foot staggered front setback.
 - (9) Exception: Approved ADUs as provided in Article IX of this Chapter.
 - (10) Buildings greater than allowed height require the approval of a variance: refer to Subsection 16-1-230(b) of this Chapter.
 - (11) Open space: Within single-family attached and multi-family use areas, a minimum of twenty percent (20%) of the gross site area shall be set aside as common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas,

walkways and bikeways, but excluding driving and parking areas.

- (12) All dwellings and structures shall be constructed in accordance with all applicable Town regulations and the International Building Code, as adopted by the Town.
- (13) Underground housing may be allowed subject to meeting all applicable Town regulations and site plan approval. No underground construction shall be allowed to encroach within designated easements or required setbacks from adjoining property lines without Town approval.
- (14) For all single-family detached dwellings, the following lot variations apply:
 - a. Not more than three (3) adjacent newly platted lots shall have the same width.
 - b. Required variations in lot width shall be not less than five (5) feet.
 - c. Required variations in front yard setbacks shall be in distances of not less than five (5) feet.
 - d. Not more than sixty percent (60%) of front yard setbacks on the same side of a street within a block shall be the same. A minimum difference of eighteen (18) inches is required.
- (15) Front-loaded garages:
 - a. Must be recessed a minimum of five (5) feet back from the main front building facade.
 - b. Are limited to not more than one (1) double-wide door and one (1) single-wide door or three (3) single-wide doors.
- (16) Side yard parking for all multi-family structures, whether in a garage or in surface-lot parking including access drives, shall not exceed thirty-five percent (35%) of overall front lot width. Otherwise, garages and parking in multi-family buildings shall be either off alleys/rear drives or in rear yard locations. No front parking is allowed for multi-family structures.
- (17) Building location on a lot, including subtle variations in front yard and side yard setbacks, shall be utilized to reduce the building mass and bulk for single-family and multi-family buildings, especially in larger development projects.

(Ord. 12-02 §1)

(Ord. 18-06, § 2, 7-10-2018; Ord. No. 19-14, § 1, 6-25-2019)

Sec. 16-1-110. - Large Lot Residential (LR-1) District.

- (a) Purpose. The Large Lot Residential (LR-1) District is to provide areas for very low density with lots a minimum of ten (10) acres in size. The LR-1 District is for preserving and protecting rural areas, valuable agricultural areas and pasture lands. Agricultural operations and natural resource industries are encouraged in this District. The LR-1 District may be used to establish a buffer of

low-intensity uses along streams, floodplains and similar environmentally sensitive areas. The LR-1 District is composed mainly of unsubdivided lands that are vacant or are in agricultural uses with some dwellings and some accessory uses.

(b) Allowed uses. See the Residential Use Matrix, Table 16-1 of this Article.

(c) Dimensional standards. The residential dimensional standards within the LR-1 District are outlined in Table 16-2 of this Article.

(d) Use by special review. See the Residential Use Matrix, Table 16-1.

(e) Town services are required, with the exception of properties already on an approved well or septic system and approved by the Board of Trustees.

(Ord. 12-02 §1)