

**Applicant's revised text amendment to UDO Table 6.3.1, incorporating feedback from the public hearing**

Black text = existing text to remain

~~Red strikethrough~~ = existing text to be deleted

Red underline = new text to be added

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS –RESIDENTIAL										
	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW <sup>1</sup>	PWCA <sup>1</sup>
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre (required development tract area)	5 acres (required developme nt tract area)	1 acre	1 acre	2 acres
Maximum Density (Dwelling Units per Acre) <sup>2</sup>	1	1	2	3	4	20/30 <sup>3</sup>	7		1	1
Minimum Lot Width	200	150	100	100	75	NA	NA	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40 <sup>4</sup>	40 <sup>4</sup>	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40 <sup>4</sup>	40 <sup>4</sup>	40	30	30
Minimum Front Setback	40	40	30	25	25	35 <sup>4</sup>	35 <sup>4</sup>	35	30	30
Maximum Building Height	65	45	45	45	45	45/ <u>65<sup>5</sup></u>	35	35	45	45
Maximum Impervious Surface (% of gross lot)	NA	NA	NA	NA	NA	NA	NA	NA	30%	6%

<sup>1</sup> Refer to Section 4.5, *Other Zoning Districts*, for additional requirements in the PW and PWCA districts.

<sup>2</sup> Subject to rounding as defined in Section 9.1.4, *Dwelling Unit Yield*. Accessory dwelling units are not counted toward maximum dwelling unit per acre.

<sup>3</sup> 30 units per acre allowed where all each of the following conditions are met: 1) A minimum of 10% of units in the development are affordable to households making 80% AMI (Area Median Income) or less at time of construction; 2) The development is within 500' of a major arterial road such as Hwy 70 or I-85; 3) The development does not abut an existing single-family dwelling use; and 4) A Development Agreement between the Town of Hillsborough and the party responsible for the development is agreed upon and executed prior to commencing construction.

<sup>4</sup> Setbacks measured from exterior property lines of development tract. Interior setbacks governed by applicable use-specific standards (see Section 5.2, *Use-specific Standards*).

<sup>5</sup> Maximum building height may be increased to 65' if minimum front, side, and rear setbacks are each increased by 5'.