

[Amending LMC 19.11 Districts Established to include minimum densities within the Pepin Creek Subarea.](#)

Chapter 19.11
DISTRICTS ESTABLISHED

Sections:

19.11.010 Zones established -- Purpose.

19.11.020 Zones designated -- Essential use, maximum coverage, and density.

19.11.010 Zones established -- Purpose.

For the purpose of developing a comprehensive arrangement of land uses and related standards, regulations, rules and specifications, the classifications of essential uses, and the declaration of each essential use group establishing the purpose for the zones within each group set forth hereafter adopted.

19.11.020 - Zones designated—Essential use, maximum coverage, and density.

There are established the classifications of the essential land uses for all residential, business and industrial zones to be known by the zone symbols shown as follows:

Zone Symbol	Essential Use	Maximum Percent Coverage	Maximum Percent Impervious Coverage	Maximum Development-Density*	Minimum Gross Development Density* – Pepin Creek Subarea only
A-1	Agricultural	0.10		1 D.U./20 Acres	
RS-100	Single Family Dwellings	0.35	0.60	4 D.U./Acre	
RS-84	Single Family Dwellings	0.35	0.60	4.5 D.U./Acre	
RS-72	Single Family Dwellings	0.35	0.60	5.0 D.U./Acre	4 DU / Acre
RMD	Residential Mixed Density	0.35	0.80	8.0 D.U./Acre	5 DU / Acre
MH	Mobile and Modular Home	0.40	0.80	8.0 D.U./Acre	
TR	Travel/Recreational Vehicle	0.65			

Commented [HG1]: See Section 19.11.030 clarifying density calculations.

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Zone Symbol	Essential Use	Maximum Percent Coverage	Maximum Percent Impervious Coverage	Maximum Development-Density*	Minimum Gross Development Density* – Pepin Creek Subarea only
RM-1	Single Family and two Family Dwellings/bldg.	0.35	0.70	8.0 D.U./Acre	
RM-2	Up to 4 Dwellings/bldg.	0.40	0.70	12 D.U./Acre	
RM-3	Multiple Dwellings	0.40	0.75	16 D.U./Acre	8 DU / Acre
RM-4	Multiple Dwellings	0.45	0.75	24 D.U./Acre	
RM-PC	Detached Single Family Dwellings	0.35	See Open Space Requirements	12 D.U./Acre	6 DU / Acre
	Attached Single Family Attached	0.50			
	Multi-family Dwellings	0.40			
SO	Senior Housing Overlay in the Pepin Creek Subarea	0.40-0.50	See Open Space Requirements	30 D.U./Acre	
HBD	Historic Business District	0.80			
CN	Commercial Neighborhood Overlay in the Pepin Creek Subarea	N/A			
CSL	Local Commercial Services	N/A			
CSR	Regional Commercial Services	N/A			
ID	Industrial District	N/A			
IBZ	Industrial Business Zone	N/A			

Commented [HG1]: See Section 19.11.030 clarifying density calculations.

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Zone Symbol	Essential Use	Maximum Percent Coverage	Maximum Percent Impervious Coverage	Maximum Development-Density*	Minimum Gross Development Density* – Pepin Creek Subarea only
PU	Public Use	N/A			

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*See Section 19.11.030 regarding calculation of minimum and maximum densities.

LMC 19.11.030 Density calculations.

A. Calculations for Determining Minimum Density. The density minimum standard applies to some residential developments. All site area applicable to the residential development must be used in the calculation of minimum allowed residential density except the following:

1. Public street right-of-way, or other areas reserved or dedicated for public use (such as parks, trails, open space). Private streets, private alleys and access easements are not included in this exemption.
2. Some of the area of associated with regulated wetlands and associated buffers. Wetlands and buffers that cover the first 25% of the development area must be included in the minimum density calculation. The portion of wetland and buffer areas in excess of 25% of the development area can be excluded from the minimum density calculation. Calculations of buffer area should be conducted prior to any buffer reduction methods.

B. Calculations for Determining Maximum Density.

1. Maximum density for residential zones applies to all development with new residential dwelling units, unless otherwise noted herein.
2. Gross acreage of the site may be used in the calculation of the maximum allowed residential density (including half of existing street right-of-way around the perimeter of the site and any new street right-of-way internal to the site).
3. For the purpose of meeting maximum density requirements for subdivisions in applicable zones, final plats must specify the maximum number of dwelling units per lot.

C. How to Calculate Density. Minimum and maximum density for an individual site must be calculated by multiplying the total site acreage based on subsections A and/or B of this section by the minimum

Commented [HG2]: This section, meant to clarify how density is calculated, was discussed at a May 19 CDC meeting. It was added after the Planning Commission hearing on this text amendment.

and maximum dwelling units per acre for the applicable zone. When calculation results in a fraction, the fraction must be rounded to the nearest whole number as follows:

1. Fractions of one-half and above must be rounded up.

2. Fractions below one-half must be rounded down.

D. Prohibited Reduction. Any portion of a lot that was used to calculate minimum compliance with the standards and regulations of this title must not be subsequently subdivided or segregated from such lot unless all portions of the resulting lots continue to meet the code requirements after the subdivision.