

ARTICLE 14-3

TYPES of SUBDIVISION DEVELOPMENTS

Section 14-3-1 Rural and Estate Residential

Rural subdivisions may include detached single dwelling unit, ranching, farming, and agricultural uses within the appropriate zoning district. Estate subdivisions may include single-family residential developments of larger lots that are rural in character with much of the open space predominantly provided on the individual lots, small scale ranching operations, and limited agricultural uses within the appropriate zoning districts. A rural or estate subdivision may have modified public improvement requirements (i.e. street width, pavement section and sidewalks). ~~with the following standards:~~

- ~~A. Lot widths of not less than 480 165 feet and a lot area minimum of 435,600 net square feet (10 3 acres).~~

Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required.

~~Section 14-3-2 Estate Residential~~

~~May include single-family residential developments of larger estate lots that are rural in character with much of the open space predominantly provided on the individual lots, small scale ranching operations, and limited agricultural uses within the appropriate zoning districts. An estate subdivision may have modified public improvement requirements (i.e. street width, pavement section and sidewalks). with the following standards:~~

- ~~A. Lot widths of not less than 330 145 feet and a lot area minimum of 217,800 54,450 net square feet (1.25 acres)
Lot widths of not less than 165 feet and a lot area minimum of 87,120 net square feet (2 acres)
Open space requirements, based on net acres, shall be provided as follows:
1. 0% for subdivisions of 1 49 lots
2. 2% for subdivisions of 50 or more lots~~

~~Compliance with all regulations of the Zoning Ordinance shall be required.~~

Section 14-3-23 Low Density Residential

May include semi-rural large lot single-family residential development for detached conventional built dwellings within the appropriate zoning districts. A low-density subdivision will have additional public improvements (i.e. street widths and sidewalks) and more public open space requirements. ~~with the following standards:~~

- ~~A. Lot widths of not less than 145 115 feet and a lot area minimum of 54 18,000 net square feet
B. Lot widths of not less than 120 feet and a lot area minimum of 20,000 net square feet
C. Open space requirements, based on net acres, shall be provided as follows:~~

- ~~1. 0% for subdivisions with 1–20 lots~~
~~0–5% for subdivisions with 21–49 lots; each a minimum of 54,000 square feet~~
~~2–10% for subdivisions with 50 or more lots; each a minimum of 54,000 square feet~~
~~10% for subdivisions with 1–49 lots; each a minimum of 20,000 square feet~~
~~12% for subdivisions with 50 or more lots each; a minimum of 20,000 square feet~~

Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required.

Section 14-3-34 Medium Density Residential

A typical single-family residential development of small lots for detached conventional built dwellings within the appropriate zoning districts. The urban density and traffic volumes will require increased public improvements and greater public open space.; with the following standards:

- ~~Lot widths of not less than 115 feet and a lot area minimum of 15,000 net square feet~~
- ~~Lot widths of not less than 100 feet and a lot area minimum of 12,000 net square feet~~
- ~~Lot widths of not less than 80 feet and a lot area minimum of 9,000 net square feet~~
- ~~Lot widths of not less than 60–50 feet and a lot area minimum of 75,000 net square feet~~

- ~~A. Open space requirements, based on net acres, shall be provided as follows:~~
 - ~~1. 15% for subdivisions with 1–99 lots; each a minimum of 12,000 square feet~~
 - ~~2. 17% for subdivisions with 100 or more lots; each a minimum of 12,000 square feet~~
 - ~~3. 20% for subdivisions with 1–99 lots; each a minimum of 7,000 square feet~~
~~22% for subdivisions with 100 or more lots; each a minimum of 7,000 square feet~~

Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required.

Section 14-3-45 High Density Residential

Attached and multiple family residential development, cluster development, attached single family and mixed-use developments as part of an approved P.A.D. in locations that are suitable and appropriate taking into consideration adjacent land uses, existing conditions, future land use needs and availability of utilities. The urban density and traffic volumes will require increased public improvements and greater public open space. with the following standards:

- ~~A. Lot widths of not less than 60–30 feet and a lot area minimum of 73,000 net square~~

- ~~B. — feet~~
~~Open space equivalent to 20% of the net acres for detached products~~
~~Open Space equivalent to 100% of 1st floor total floor area and 50% of the 3rd floor total floor area for attached products.~~

Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required.

Section 14-3-5 Mixed Use Residential

A building r group of buildings developed for residential uses that are integrated with non-residential uses such as, but not limited to, office, retail, service, commercial, public, or entertainment, in a compact urban form. The purpose is to promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan and the Heritage District Redevelopment Area Plan.

Compliance with all regulations of the Zoning Ordinance shall be required.

Section 14-3-6 ~~Master Plan Development (M.P.D.) and~~ Planned Area Development (P.A.D.)

~~Master Plan Development~~— Shall be mandatory for developments of 320 or more acres and shall contain a mixture of residential zoning districts (a minimum of 3 distinct districts) and may contain neighborhood commercial that supports the daily needs of the neighborhood. Larger scale community commercial may be permitted in locations that are suitable and appropriate taking into consideration the relation to major transportation corridors, adjacent land uses, size and scale of development, and availability of utilities.

- ~~1. — The overall project density, land uses, general site layout, master plans, and project phasing shall be determined through the M.P.D. rezoning process.~~
- ~~2. — Open space requirements, based on net acres, shall be determined through the M.P.D. zoning process and is based on the overall project density, as outlined in Table 1 of Article 14-5. Each parcel within the M.P.D. shall contain open space and contribute to the overall open space requirement.~~
- ~~3. — Buffering of adjacent land uses shall be required~~
- ~~4. — Compliance with the additional provisions for M.P.D. developments as outlined in Article 14-5 of this Ordinance~~

~~Planned Area Development (Residential)~~— A residential development, that is a minimum of 30 10 but less than 320 acres in size, designed to encourage and promote developments involving residential and nonresidential land uses, which together form an attractive and harmonious unit of the community which ~~designed to accommodate a mixture of residential land uses ranging range~~ in density from single family dwellings to multiple family dwellings, including condominiums such as apartments, patio homes and cluster developments through creative site design, design innovation, diversity of lot sizes and product styles.

- A. The overall project density, land uses, site design and development standards shall be determined through the P.A.D. rezoning process.
- B. Open space requirements, based on net acres, shall be determined through the P.A.D. zoning process. ~~and is based on the overall project density as outlined in Table 1 of Article 14-5.~~ Each parcel within a P.A.D. shall contain open space and contribute to the overall open space requirement.
- C. Buffering of adjacent land uses shall be required **through either landscaping, creative architecture or building orientation to minimize impacts. If there is existing buffering in place, additional buffering shall not be required.**
- D. Compliance with the additional provisions for P.A.D. developments as outlined in Article **207 of the Zoning 14-5 of this** Ordinance.

Section 14-3-7 Commercial Development

Commercial development as a conventional subdivision or as part of an approved **P.A.D. M.P.D.** in locations that are suitable and appropriate taking into consideration adjacent land uses, size and scale of development, traffic and availability of utilities.

- ~~A. Lot widths of not less than 100 feet and a lot area minimum of 10,000 net square feet.~~
~~Open space requirements, based on net acres, shall be provided as follows:~~
~~1. 10% for subdivisions 20 acres or less in size~~
~~2. 15% for subdivisions greater than 20 acres in size~~

Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required

Section 14-3-8 Industrial Development

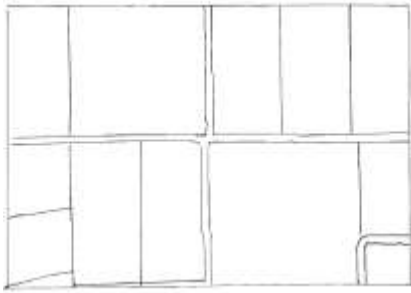
Industrial development in locations that are suitable and appropriate taking into consideration adjacent land uses, the availability of utilities, and which provide for large scale developments and/or individual industrial development. ~~with the following standards:~~

- ~~A. Lot widths of not less than 150 feet and a lot area minimum of 43,560 net square feet~~
~~Open space requirements, based on net acres, shall be provided as follows:~~
~~1. 10% for subdivisions 100 acres or less in size~~
~~2. 15% for subdivisions greater than 100 acres in size~~

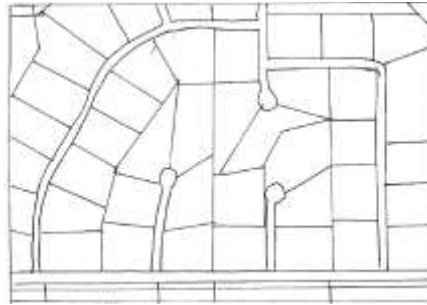
Note: Regulatory items are planned to be relocated within other applicable sections of the zoning code.

Compliance with all regulations of the Zoning Ordinance shall be required.

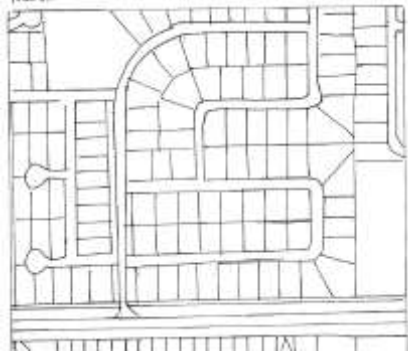
Section 14-3-9 Type of Subdivision Examples



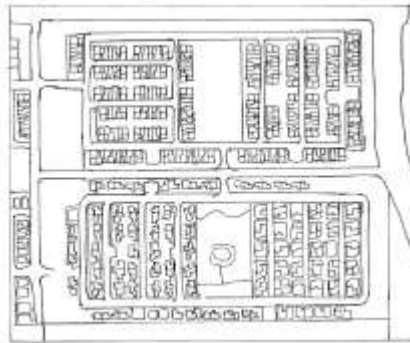
Rural and Estate Residential



Low Density Residential



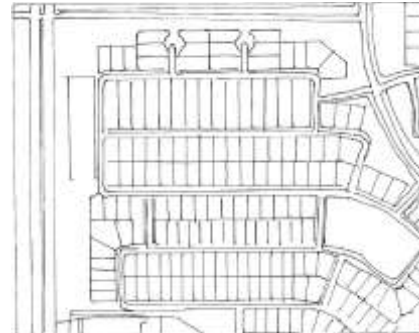
Medium Density Residential



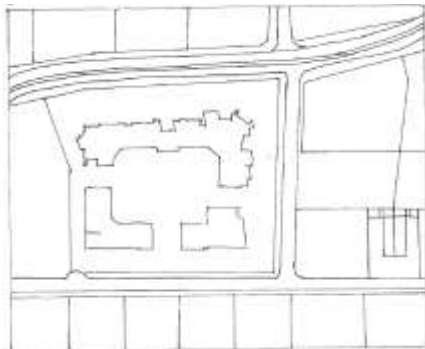
High Density Residential



Mixed Use Residential



Planned Area Development (P.A.D)



Commercial Development



Industrial Development