

DOC 16-C DIVISION 16, SEC 102-633, DIMENSIONAL TABLES, NORTHWESTERLY OF BYPASS OUTSIDE RURAL ZONING DISTRICTS

DIMENSIONAL STANDARD	<del>RESIDENTIAL-5</del>	<del>RESIDENTIAL-6</del>	<del>SWAN LAKE AVENUE— MIXED USE</del>
<b>1) MINIMUM LOT SIZE</b>			
<b>1.1) <u>MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER</u></b>			
a. Minimum Lot Size, Single Family Residential, Public Sewer.	10,000 SF	21,780 SF (.5 Acre)	15,000 SF
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer.	10,000 SF	21,780 SF (.5 Acre)	12,500 SF
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer. Reference Footnote *[F] for Additional Standards.	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]	15,000 SF *[F]
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Back Lot, Public Sewer. Reference Footnote *[F] for Additional Standards.	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]	12,500 SF *[F]
e. Minimum Lot Size, Two Family Residential, Public Sewer.	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)	21,780 .5 Acre)	15,000 SF

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<p>f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer.</p>	<p><del>10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)</del></p>	<p><del>21,780 SF (.5 Acre)</del></p>	<p><del>12,500 SF</del></p>
<p>g. Minimum Lot Size, Multi-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.</p>	<p><del>Reference Flex Housing Standard. Tri-plex &amp; Four Plex only for Multi-family Structure. Prohibited in Shoreland Zone. *[G]</del></p>	<p><del>Prohibited Use</del></p>	<p><del>21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units. Reference Density Standards. *[G]</del></p>
<p><b>DIMENSIONAL STANDARD</b></p>	<p><del><b>RESIDENTIAL 5</b></del></p>	<p><del><b>RESIDENTIAL 6</b></del></p>	<p><del><b>SWAN LAKE AVENUE MIXED USE</b></del></p>
<p><b>1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER --- Continued</b></p>			

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<p>h. Dwelling, Flex Housing Public Sewer The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.</p>	<p><del>20,000 Net SF (.459 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units, and Flex Housing is only permitted on the northerly side of Robbins Road. Reference Density standards in this Dimensional Table. *[G]</del></p>	<p>Prohibited Use.</p>	<p><del>21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in the Dimensional Table. *[G]</del></p>
<p>i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Additional Standards.</p>	<p><del>43,560 Net SF (1 Net Acre). *[I]</del></p>	<p>43,560 Net SF (1 Net Acre) *[I]</p>	<p><del>43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity &amp; Footnote *[I] for additional standards.</del></p>
<p><b>1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.</b></p>			
<p>a. Minimum Lot Size, Single Family Residential, Subsurface System.</p>	<p>21,780 SF (.5 Acre)</p>	<p>43,560 SF (1 Acre)</p>	<p>43,560 SF (1 Acre)</p>
<p>b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.</p>	<p>21,780 SF (.5 Acre)</p>	<p>43,560 SF (1 Acre)</p>	<p>32,670 SF (.75 Acre)</p>

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c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	<del>21,780 SF (.5 Acre) *[F]</del>	<del>43,560 SF (1 Acre) *[F]</del>	<del>43,560 SF (1 Acre) *[F]</del>
<b>DIMENSIONAL STANDARD</b>	<b><del>RESIDENTIAL-5</del></b>	<b><del>RESIDENTIAL-6</del></b>	<b><del>SWAN LAKE AVENUE MIXED USE</del></b>
<b>1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM --- Continued</b>			
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	<del>21,780 SF (.5 Acre) *[F]</del>	<del>43,560 SF (1 Acre) *[F]</del>	<del>32,670 SF (.75 Acre) *[F]</del>
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	<del>21,780 SF (.5 Acre)</del>	<del>43,560 (1 Acre)</del>	<del>43,560 SF (1 Acre)</del>
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System.	<del>21,780 SF (.5 Acre)</del>	<del>43,560 SF (1 Acre)</del>	<del>32,670 SF (.75 Acre)</del>
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage.	<del>Prohibited Use</del>	<del>Prohibited Use</del>	<del>43,560 NET SF (1 Net Acre). *[G] Lot size increases based on number of dwelling units. Reference Density Standards.</del>

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<p>h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional Standards.</p>	<p><del>Prohibited Use.</del></p>	<p><del>Prohibited Use.</del></p>	<p><del>43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units. — Maximum number of dwelling units in a single structure is 4 units. Reference Density standards in this Dimensional Table. *[G]</del></p>
<p>i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards.</p>	<p><del>43,560 Net SF (1 Net Acre) *[I]</del></p>	<p><del>43,560 Net SF (1 Net Acre) *[I]</del></p>	<p><del>43,560 NET SF (1 Net Acre). Reference Footnote *[A] for amount of Lot Size increase based on activity &amp; Footnote *[I] for additional standards.</del></p>
<p><b>DIMENSIONAL STANDARD</b></p>	<p><del>RESIDENTIAL-5</del></p>	<p><del>RESIDENTIAL-6</del></p>	<p><del>SWAN LAKE AVENUE — MIXED USE</del></p>
<p><b><u>2) MINIMUM STREET (LOT) FRONTAGE FOR A LOT</u></b></p>			
<p>a. Minimum Street Frontage - Residential</p>	<p><del>100 Lineal Ft</del></p>	<p><del>100 Lineal Ft</del></p>	<p><del>150 Lineal Ft</del></p>
<p>b. Minimum Street Frontage - Non-Residential</p>	<p><del>150 Lineal Ft</del></p>	<p><del>150 Lineal Ft</del></p>	<p><del>150 Lineal Ft *[A]</del></p>

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c. Minimum Width Lot - Back Lot - Residential	<del>100 Lineal Ft</del>	<del>100 Lineal Ft</del>	<del>125 Lineal Ft</del>
d. Minimum Width Lot - Back Lot - Non-Residential	<del>150 Lineal Ft</del>	<del>150 Lineal Ft</del>	<del>150 Lineal Ft</del>
<b>3) <u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u></b>			
a. Front Setback, Structure- Residential (Primary Structure)	<del>Footnote *[B]- Reference Setback Map for Residential 5 District</del>	<del>30 Ft</del>	<del>30 Ft</del>
b. Front Setback, Structure- Residential (Accessory Structure)	<del>Footnote *[B]- Reference Setback Map for Residential 5 District</del>	<del>30 Ft</del>	<del>30 Ft</del>
c. Front Setback, Structure - Nonresidential (Primary Structure)	<del>30 Ft *[B]</del>	<del>30 Ft</del>	<del>40 Ft *[C]</del>
d. Front Setback, Structure - Nonresidential (Accessory Structure)	<del>30 Ft *[B]</del>	<del>30 Ft</del>	<del>40 Ft *[C]</del>

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<b>4) <u>MINIMUM SIDE SETBACK FOR A STRUCTURE</u></b>			
a. Side Setback- Residential - Primary Structure	15 Ft	15 Ft	15 Ft
b. Side Setback - Residential - Accessory Structure	15 Ft	15 Ft	15 Ft
c. Side Setback- Non-Residential - Primary Structure	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]
d. Side Setback- Non-Residential - Accessory Structure	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]
<b>5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE</u></b>			
a. Rear Setback - Residential - Primary Structure	15 Ft	15 Ft	15 Ft
b. Rear Setback - Residential - Accessory Structure	15 Ft	15 Ft	15 Ft
c. Rear Setback - Nonresidential - Primary Structure	15 Ft	15 Ft	15 Ft

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d. Rear Setback - Nonresidential - Accessory Structure	15 Ft	15 Ft	15 Ft
<b>6) DENSITY STANDARD (Number of Dwelling Units Per Size of Lot)</b>			
<b>6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER</b>			
a. Single Family Residential (Public Sewer)	<del>1 Unit Per 10,000 SF. Same for a Back Lot.</del>	<del>1 Unit Per 21,780 SF (.5-acre). Same for a Back Lot.</del>	<del>1 Unit Per 15,000 SF or 1 Unit Per 12,500 SF for a Back Lot</del>
<b>DIMENSIONAL STANDARD</b>	<del>RESIDENTIAL-5</del>	<del>RESIDENTIAL-6</del>	<del>SWAN LAKE AVENUE MIXED USE</del>
<b>6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER -- (Continued)</b>			
b. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards.	<del>1 Primary Unit and 1 Detached Accessory Unit Per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot. *[F]</del>	<del>1 Primary and 1 Detached Accessory Unit Per 21,780 SF. Same standard for a Back Lot. *[F]</del>	<del>1 Primary and 1 Detached Accessory Unit Per 15,000 SF or 1 Primary and 1 Detached Unit per 12,500 SF for Back Lots. *[F]</del>
c. Two-Family Residential, Public Sewer	<del>1 Duplex Structure per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot.</del>	<del>1 Duplex Structure per 21,780 SF. Same standard for a Back Lot.</del>	<del>1 Duplex Structure Per 15,000 SF or or 1 Structure Per 12,500 SF for a Back Lot.</del>

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<p>d. Multi-Family Residential, Public Sewer. The Density Standard for Multi-Family Housing on a Back Lot is calculated the same as for a lot that has Street Frontage. Reference Footnote *[G] for additional standards.</p>	<p><del>Prohibited Use if in Urban Residential Shoreland Zone. Reference Flex Housing Standard for Density. Maximum of 4 dwelling units in a single structure. *[G]</del></p>	<p>Prohibited Use</p>	<p>4 Units Per Initial 21,780 NET SF (.5 Net Acres) and 2,500 Net SF for each additional unit. *[D] &amp; *[G]</p>
<p>e. Residential, Flex Housing - Public Sewer. Reference Footnote *[G] for additional standards.</p>	<p><del>See Footnote *[K]. Also see Footnote *[G]. Prohibited Use in Urban Residential Shoreland District.</del></p>	<p>Prohibited Use.</p>	<p>See Footnote *[K]. Also see Footnote *[G].</p>
<p><b>6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.</b></p>			
<p>a. Single Family Residential (Subsurface System)</p>	<p><del>1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.</del></p>	<p><del>1 Unit Per 43,560 SF (1 Acre). There is no change in the Density Standard for a Back Lot.</del></p>	<p>1 Unit Per 43,560 SF (1 Acre). Back Lot is calculated at a Density Standard of 1 Unit Per 32,670 SF (.75 Acre)</p>
<p><b>DIMENSIONAL STANDARD</b></p>	<p><b>RESIDENTIAL-5</b></p>	<p><b>RESIDENTIAL-6</b></p>	<p><b>SWAN LAKE AVENUE – MIXED USE</b></p>
<p><b>6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM. (Continued)</b></p>			

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<p>b. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.</p>	<p><del>1 Primary Unit and 1 Detached Accessory Unit Per Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]</del></p>	<p><del>1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). There is no change for a Back Lot. *[F]</del></p>	<p><del>1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). The Density standard for a Back Lot is calculated at 1 Primary Structure and 1 Detached Accessory Structure Per 32,670 SF (.75 acre). *[F]</del></p>
<p>c. Two-Family Residential, Subsurface System.</p>	<p><del>1 Duplex Structure Per 21,780 SF (.5 Acre). There is no change in the density standard for a back lot.</del></p>	<p><del>1 Duplex Structure Per 43,560 SF (1 Acre). There is no change in the density standard for a back lot.</del></p>	<p><del>1 Duplex Structure Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 duplex structure per 32,670 sf (.75 acre).</del></p>
<p>d. Multi-Family Residential, Subsurface System. Reference Footnote *[G] for additional standards.</p>	<p><del>Prohibited Use</del></p>	<p><del>Prohibited Use</del></p>	<p><del>Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 7,260 Net SF for each additional multi-family dwelling unit. *[G]</del></p>
<p>e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.</p>	<p><del>Prohibited Use.</del></p>	<p><del>Prohibited Use</del></p>	<p><del>See Footnote *[M]. Also see Footnote *[G].</del></p>
<p><b>7) <u>MAXIMUM LOT COVERAGE</u></b></p>			

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a. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Single Family, Two-Family & Single Family with Detached Accessory Dwelling Units.	<del>Not Applicable</del>	<del>Not Applicable</del>	<del>Not Applicable</del>
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<b>7) MAXIMUM LOT COVERAGE -- (Continued)</b>			
b. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Multi-Family Housing and Flex Housing	50%	50%	50%
c. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential - Standard for New Nonresidential Construction on a Vacant Lot (Lot developed after April 5, 2022 (Date of Adoption of Div 16, Outside Rural)	50%	50%	40%
d. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential - Standard for Nonresidential Construction on a Lot that was developed for a Nonresidential Use prior to April 5, 2022 (Date of adoption of Div 16, Outside Rural)	60%	60%	50%

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e. Maximum Lot Coverage - Nonresidential Lot Coverage based only on amount of structure coverage	<del>Not Applicable</del>	<del>Not Applicable</del>	<del>Not Applicable</del>
<b>8) <u>MAXIMUM STRUCTURE HEIGHT</u></b>			
a. Maximum Height, Residential -(Non- Shoreland Area)	<del>38 Ft</del>	<del>38 Ft</del>	<del>38 Ft</del>
b. Maximum Height, Nonresidential - Non- Shoreland Areas	<del>38 Ft</del>	<del>38 ft</del>	<del>38 Ft</del>