

Low Density Residential (LDR)

Purpose

The low density residential district is intended for neighborhoods in the city consisting primarily of single family homes on individual building lots. The low density residential district is the least intense of three residential zoning districts with restrictions on the density and intensity of use to protect and enhance the character of neighborhoods. The average density in this district should not exceed six dwelling units per acre.

Development in low density residential districts should balance development needs with preservation of sensitive environmental features, and encourage clustering of development to preserve open space, take advantage of views, provide access to natural amenities, and minimize infrastructure costs. More compact development may be appropriate to minimize impacts to steep slopes, drainage areas, woodlands, and other valued natural features.

While focused on detached single family homes, the low density residential district is intended to accommodate a variety of housing types, styles and sizes to provide diverse housing options and accommodate the range of age groups, lifestyles and economic levels within the community. The low density residential district also accommodates civic, open space and other limited non-residential uses which are designed to be integrated as part of a complete neighborhood. Low density residential districts should be located and coordinated closely with neighborhood commercial districts that provide convenient local access to shopping, services and amenities.

Dimensions

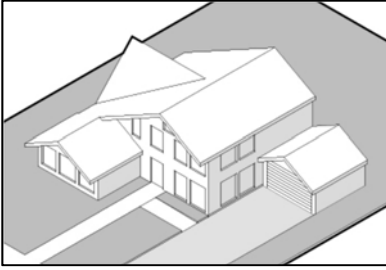
Building Types	Lot		Setbacks (min. ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Min. Lot Width (ft.)	Front	Side		Rear	Density (min/max) (du/ac)	FAR	
				Interior	Abutting Street				
Detached Residential	5,000	40	25	5	25	15	0.5-6	--	35
Civic	7,500	40	25	25	25	15	--	0.5	35
Accessory	--	--	Not permitted	5[2]	5[2]	5[2]	--	--	35

Notes:

[1] In all locations where building lines, setback lines or yard lines are shown on plats that have been recorded in the office of the recorder of deeds of the county, the minimum setback or front yard shall be as shown on the plat.

[2] 15 feet required between primary and accessory structures.

Building Types



Detached Residential

Uses

The following is a list of the uses allowed within this district:

- Community Garden
- Electric Vehicle Charging Station
- Group Home
- Home Occupation
- Manufactured Homes
- Single-Family Dwelling, Detached
- Single-Family Dwelling, Duplex

The following is a list of the special uses allowed within this district:

- Athletic Area
- Cemetery and Mausoleum
- Family Day Care Home
- Minor Facilities/Office
- Modular Housing
- Park and Playground
- Recreation Areas and Facilities
- Religious Assembly
- School, Primary or Secondary, Public or Private