

**GENOA TOWNSHIP
LAND DIVISION APPLICATION**

NAME: _____

ADDRESS: _____

TELEPHONE: _____

TAX ID#: _____ CURRENT ZONING: _____

YOU MUST HAVE THE FOLLOWING IN ORDER TO HAVE A COMPLETED APPLICATION:

- A. NAME & SIGNATURES OF ALL OWNERS OR AUTHORIZED AGENTS
- B. A COPY OF THE RECENT TAX BILL PAID IN FULL
- C. A LEGAL DESCRIPTION OF EACH PARCEL INTO WHICH THE PROPERTY IS TO BE DIVIDED PREPARED BY A REGISTERED LAND SURVEYOR SHOWING:
 - 1. ALL DIMENSIONS OF THE EXISTING AND PROPOSED PARCELS.
 - 2. LOCATION OF ALL BUILDINGS AND SETBACKS FROM LOT LINES (THIS MUST MEET CURRENT ZONING SETBACKS).
 - 3. PROPOSED SETBACK LIMITS WITHIN EACH PARCEL WITH DIMENSIONS (ENVELOPE).
 - 4. A QUALIFIED WETLAND CONSULTANT SHALL ILLUSTRATE BOUNDARIES OF ANY WATER BODY OR WETLAND, WHICH MAY BE REGULATED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, WITH SUPPORTING DOCUMENTATION.
 - 5. PROPOSED PUBLIC UTILITIES AND ACCESS EASEMENT LOCATIONS, WITH DIMENSIONS.
- D. APPROVED SIGHT DISTANCE REVIEW FROM THE LIVINGSTON COUNTY ROAD COMMISSION.
- E. DOCUMENTATION OF A PERK TEST FOR EACH NEWLY CREATED PARCEL BY THE LIVINGSTON COUNTY HEALTH DEPT.
- F. ARE THERE ANY SPECIAL ASSESSMENTS ON THE PARENT PARCEL?

YES _____ NO _____

IF YES, HAS THAT ASSESSMENT BEEN PAID IN FULL?

YES _____ NO _____

G. \$100.00 FEE PER APPLICATION (UP TO 4 SPLITS).

\$ 25.00 PER PARCEL AFTER 4 PARCELS

OWNERS SIGNATURE

DATE

CO-OWNERS SIGNATURE

DATE

**GENOA TOWNSHIP
LAND DIVISION APPLICATION**

ASSESSORS OFFICE: _____

TOWNSHIP MANAGER: _____

TREASURERS OFFICE: _____

HAVE SPECIALS BEEN PAID OFF? YES _____ NO _____

HAVE TAXES BEEN PAID? YES _____ NO _____

UTILITY OFFICE: _____

ARE UTILITIES UP TO DATE? YES _____ NO _____

APPROVED:	YES	NO
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NEW PARCEL NUMBERS:

COMMENTS:

**ARTICLE 20
LAND DIVISIONS**

Sec. 20.01 STATEMENT OF PURPOSE

This Article is intended to establish an orderly procedure and standards of review for divisions of land within the Township in a manner consistent with: the Master Plan, the purpose of this Zoning Ordinance, the protection of property values, the need to insure adequate vehicular access to lots and as a means to promote compliance with the Michigan Land Division Act, Michigan Public Act 288 of 1967, as amended, and the Genoa Township Subdivision Control Ordinance.

Sec. 20.02 APPLICABILITY

This Article regulates divisions of land for sale or lease of more than one (1) year, or for building site development, as follows:

20.02.01 Number of Splits. An application for division of land shall not be approved unless it is in compliance with Section 108 of the Michigan Land Division Act, Michigan Public Act 288 of 1967, as amended. Accordingly, a parcel that is not part of a subdivision plat may be divided as follows:

- (a) For a parcel, the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:
 - (1) For the first ten (10) acres or portion thereof in the parent parcel or parent tract, four (4) parcels.
 - (2) For each whole ten (10) acres in excess of the first ten (10) acres in the parent parcel or parent tract, one (1) additional parcel, for up to a maximum of eleven (11) additional parcels.
 - (3) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, one (1) additional parcel.
- (b) For a parent parcel or parent tract of not less than twenty (20) acres, the division may result in a total of two (2) parcels in addition to those permitted by subsection (a) above if one or both of the following apply:
 - 1. Because of the establishment of one or more new roads, no new driveways to an existing public road for any of the resulting parcels under subsection (a) of this subsection are created or required.
 - 2. One of the resulting parcel(s) under subsections (a) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.
- (c) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under Subsections (a) and (b) and is not subject to the approval requirements of this ordinance, if the parcel is accessible.

- (d) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of the Land Division Act, Michigan Public Act 288 of 1967, as amended, if all of the following requirements are met:
 - (1) Not less than ten (10) years have elapsed since the parcel or tract was recorded.
 - (2) The partitioning or splitting does not result in more than the following number of parcels, whichever is less.
 - a. Two (2) parcels for the first ten (10) acres or fraction thereof in the parcel or tract plus one additional parcel for each whole ten (10) acres in excess of the first ten (10) acres in the parcel or tract.
 - b. Seven (7) parcels or ten (10) parcels if one of the resulting parcels under this subsection comprise not less than sixty percent (60%) of the area of the parcel or tract being partitioned or split.
 - (3) The partitioning or splitting satisfies the requirements of this ordinance and the Michigan Land Division Act
- (e) A parcel or tract created under the provisions of Subsection (c) above may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of Subsection (d).

20.02.02 **Divisions within Subdivisions.** A lot within a recorded subdivision plat may be divided into not more than four (4) parcels.

20.02.03 **Approval Under Other Ordinances.** Approval shall not be required under this article where the division of land is proposed under one of the following methods:

- (a) A parcel is proposed to be subdivided as a plat under the Land Division Act, Michigan Public Act 288 of 1967, as amended, and the Township Subdivision Control Ordinance.
- (b) A site condominium is established on a parcel subject to the Michigan Condominium Act, Michigan Public Act 59 of 1978, as amended and section 12.07 of this ordinance.
- (c) An exempt split where all resulting parcels are at least forty (40) acres in area or result in a quarter-quarter section that is approximately forty (40) acres in area.

Sec. 20.03 **PROCEDURE**

20.03.01 **Application.** The applicant shall submit an application requesting to divide property including the information listed below.

20.03.02 **Review.** The Zoning Administrator shall review the request in consideration of the standards of this Article, standards of the zoning district of the subject site and the Genoa Township Subdivision Ordinance. The Zoning Administrator shall not take action if any variances are needed until a decision has been made by the Board of Appeals. The land division

application shall be approved within forty-five (45) days of a complete application being submitted.

- 20.03.03 **Approval.** The Zoning Administrator may approve the land division if all the standards of Sec. 20.05 "Standards for Review" are met. If the land division involves a private road, the request and site plan for the private road shall be submitted to the Planning Commission for review and approval. If the land division includes private roads, the Township Attorney and Engineer shall review any easements, private road maintenance agreements and related documents.
- 20.03.04 **Recording.** If the land division is approved, the applicant shall provide the Zoning Administrator with documentation of the recording the land division by the Livingston County Register of Deeds.

Sec. 20.04 **SUBMITTAL REQUIREMENTS**

If the land division can be approved by the Zoning Administrator, as outlined above, four (4) copies of a site plan shall be submitted. If the land division requires private road review by the Planning Commission, the applicant shall submit a site plan to the Zoning Administrator in accordance with the review schedule and procedures adopted by the Planning Commission. The submittal shall include all of the following:

- 20.04.01 **Owner.** The name and signatures of all owners of any legal or equitable interest in the property(ies), and their signatures.
- 20.04.02 **Survey.** A legal description of each parcel into which the property is to be divided prepared by a Registered Land Surveyor.
- 20.04.03 **Taxes.** A copy of the most recent tax bill pertaining to the land.
- 20.04.04 **Deed Restrictions.** A statement indicating any restrictions or covenants which apply to or run with the land, having bearing upon the proposed division.
- 20.04.05 **Access.** Documentation from the Livingston County Road Commission stating the proposed lot(s) has adequate sight distance.
- 20.04.06 **Septic and Well.** Documentation from the Livingston County Health Department on the suitability of the lot(s) to accommodate safe installation of a septic tank, reserve area and individual well if public utilities are not available. Locations must be shown on the site plan.
- 20.04.07 **Easement Rights.** For easements providing access for public utilities or services, an accurate legal description, prepared by a Registered Land Surveyor or Civil Engineer, shall be provided that includes recitation of the purpose of the easement, with grant to the Township, its successors and assigns, in perpetuity, of the right to occupy and use such easement for installation, maintenance and operation of public utilities.
- 20.04.08 **Survey.** A survey and plan of the property to be divided, accurately drawn at a scale of not smaller than one inch equals one hundred feet (1" = 100'), prepared by a Registered Land Surveyor or Civil Engineer licensed to practice in the State of Michigan and showing at least:

- (a) Topography at two (2) foot contour intervals extending to the opposite right-of-way line of any abutting street or highway and extending at least twenty-five (25) feet onto all abutting property.
- (b) All existing buildings and structures on the site, and buildings and structures located on abutting property within fifty (50) feet of the lot to be divided.
- (c) For non-single family lots, existing access points within 150 feet of the lot frontage, including access points on the opposite side of the street.
- (d) Boundaries of any water body or wetland, all woodlots which will not be disturbed by building construction and trees with a caliper of eight (8) inches or more which may be disturbed indicating size and species. Boundaries of any wetland which may be regulated by the Michigan Department of Natural Resources shall be illustrated, with supporting documentation by a qualified wetland consultant.
- (e) Boundaries of all proposed divisions, with complete dimensions and area of each proposed resultant parcel.
- (f) Proposed easements locations, with dimensions.
- (g) Proposed limits within which principal structure and auxiliary buildings shall be confined on such parcel, with dimensions.

Sec. 20.05 STANDARDS FOR REVIEW

In reviewing a requested land division regulated by this Article, the following shall be considered:

- 20.05.01 **Net area and width:** The minimum lot frontage, width and lot area of each parcel resulting from the proposed land division shall be at least the minimum required for a lot in the zoning district. The easement area required for a private road may not be included in calculation for minimum lot width and area.
- 20.05.02 **Depth to Width Ratio:** The ratio of the depth to width of any parcel created by the division does not exceed a four to one ratio exclusive of access roads or easements.
- 20.05.03 **Accessibility:** The lot shall be accessible by means of having frontage on a public road or a private road, or shared driveway easement meeting the requirements of Article 15. In addition, the lot width shall be adequate to meet sight distance standards of the applicable road agency, and the Township access spacing standards.
- 20.05.04 **Building envelope:** Within each parcel shown on such site plan, there shall be delineated and fully dimensioned an area within which the principal structure shall be confined (building envelope). The building envelope shall not infringe on any lake, stream, drain, wetland or easements; shall demonstrate compatibility with existing development in the vicinity; and shall be of sufficient size to meet minimum setbacks from lot lines, wetlands and water bodies.
- 20.05.05 **Elimination of Nonconforming Situations:** The land division or combination shall not create and shall attempt to eliminate any nonconforming situation, such as a nonconforming accessory building or a nonconforming setback, to the degree deemed practical by the Zoning Board of Appeals.

ARTICLE 15
PRIVATE ROADS AND ACCESS MANAGEMENT

Sec. 15.01 STATEMENT OF PURPOSE

- 15.01.01 **Intent of Access Management.** The intent of this Article is to establish standards for driveway spacing and the number of driveways for application during the site plan review process. The standards of this Article are intended to promote safe and efficient travel within the township; minimize disruptive and potentially hazardous traffic conflicts; separate traffic conflict areas by reducing the number of driveways; provide efficient spacing standards between driveways, and between driveways and intersections; implement recommendations of the Master Plan and Grand River Avenue Area Corridor Plan; protect the substantial public investment in the street system; and to ensure reasonable access to properties, though not always the most direct access.
- 15.01.02 **Applicability of Township, County and MDOT Standards.** The standards of this Article apply to areas outside the right-of-way, which are under Township jurisdiction through site plan review. The driveway standards herein may be more restrictive than the standards of the Livingston County Road Commission and Michigan Department of Transportation, which have jurisdiction within the right-of-way. Construction within the public right-of-way under the jurisdiction of Livingston County must also meet the permit requirements of the County. Where any conflicts arise, the more stringent standard shall apply.
- 15.01.03 **Intent of Private Roads.** Genoa Township generally discourages the establishment of private roads. However, standards for private roads are provided for instances where severe topography or important natural features, such as wetlands and woodlands, would be compromised by construction of streets to public standards. The owners accessing private roads assume full liability and maintenance responsibilities for private roads.

Sec. 15.02 DEFINITIONS

- 15.02.01 **Commercial Driveway:** For the purposes of this Article, a commercial driveway is defined as any vehicular access except those serving dwelling units, or serving just an essential public service structure.
- 15.02.02 **Limited Access Driveway:** For the purposes of this Article, a limited access driveway is defined as any vehicular access where turning movements are restricted to right turn in and out only. Left turns are prohibited.
- 15.02.03 **Private Road:** A road owned and maintained by the owners of the property it serves and provides access to five (5) or more dwelling units or parcels; or two (2) or more non-residential principal buildings or lots. Private roads include roads within site condominium projects, roads serving two family dwelling units and roads within office or industrial complexes. A private road may be used to provide public services such as utility easements, waste collection and emergency services. The definition of "private road" does not include drives serving multiple family buildings with three (3) or more attached dwelling units, parking lot aisles or drives connecting parking lots to internal roads.
- 15.02.04 **Shared residential driveway (private):** A residential driveway that provides vehicular access to two (2) to four (4) single family dwelling units.

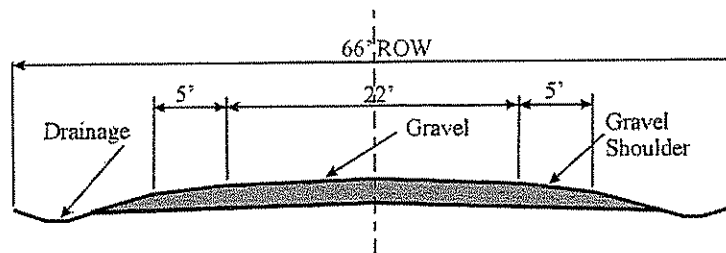
- (b) Dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future.
- (c) The expected traffic volumes along the roadway are not expected to exceed five hundred (500) vehicles per average weekday, based on accepted trip generation figures.
- (d) Significant natural features such as mature trees, natural slopes, wetlands or other water bodies would be preserved through construction and maintenance as a private road.
- (e) The property owners are providing financial and administrative mechanisms to ensure maintenance of the private road. A copy of a Private Road Maintenance Agreement shall be provided to the Township in a manner acceptable to the Township Attorney and approved by the Township Board.

15.05.02 **Private Road Application:** The following shall be submitted to the Township, either separately or in conjunction with a site plan according to Article 18.

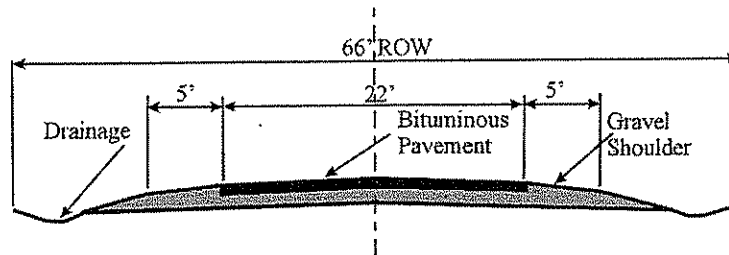
- (a) Parcel number and name of owner for all properties having legal interest in the private road.
- (b) Plans designed by a registered engineer showing location, dimension and design of the private road. The plan shall identify existing and proposed elevation contours within all areas to be disturbed or altered by construction of the private road.
- (c) Location of all public or private utilities located within the private road right-of-way or easement, or within twenty (20) feet including, but not limited to: water, sewer, telephone, gas, electricity, and television cable.
- (d) Location of any lakes, streams, drainageways, MDNR regulated wetlands, or trees with a caliper of eight (8) inches or greater, within 100 feet of the proposed private road right-of-way or easement;

15.05.03 **Private Road Design Standards:** Private roads which the Township has determined do not need to comply with all of the standards of the Livingston County Road Commission as noted above shall be constructed to the following standards:

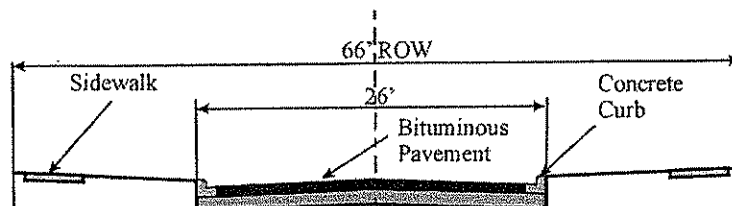
- (a) Compliance with AASHTO standards: Except as otherwise provided in this Section, private road design plans shall meet the design criteria outlined in the most recent edition of the American Association of State Highway and Transportation Officials (AASHTO) Manual "A Policy on Geometric Design for Highways and Streets."
- (b) Access easement width: The site plan shall provide an easement or easements sixty-six (66) feet in width. The Planning Commission may reduce the required width to not less than fifty (50) feet when all of the following criteria are met:
 - (1) the width is determined to be adequate for the necessary pavement and utilities;
 - (2) adequate clear sight distance can be maintained;
 - (3) there is no desire or reasonable expectation that the road, as shown could become a public street or potentially extended in the future;



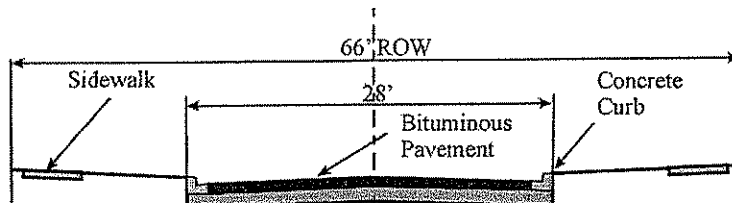
Country Estate with 5+ acre residential lots
Rural Residential Road serving 18 or fewer 2+ acre residential lots



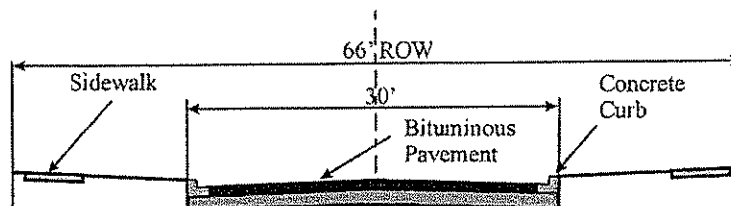
Low Density Residential Road with 1+ acre residential lots
Rural Residential Road serving more than 18 - 2+ acre residential lots



Suburban/Urban Residential Local Road with 18,000+ sq. ft. residential lots



Medium/High Density Residential Local Road with less than 18,000 sq. ft. Lots & multiple family



Residential Collector, Commercial and Industrial Road

- (l) Street names: Street names shall be approved by Livingston County following review by the Planning Commission and fire department .
- (m) Signs: All signs within the private road or access easement shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Street signs shall be provided at all intersections. These signs shall contrast in terms of color with public street signs, and shall clearly indicate the road is private.
- (n) Yard Setback: A private road easement shall not abut the property line of an adjacent site unless adequate provisions are made for drainage and screening.

15.05.04 Existing Nonconforming Private Roads and Access Easements

- (a) The Township recognizes there exist private roads, service roads and access easements which were lawful prior to the adoption of this Article that do not fully conform with the standards herein. Such roads are declared by this Section to be legal nonconforming roads or easements. The intent of this Section is to permit legal nonconforming roads and easements to continue and undergo routine maintenance for safety purposes, as determined by the Zoning Administrator. This Section is also intended to allow new construction to occur on existing lots which front along such a road on the effective date of this Article(October 7, 1991), if the roads are reasonably capable of providing sufficient access for the uses permitted in the zoning district and for provision of emergency service vehicles as determined by the Township. It shall be the responsibility of the land owner to maintain this access.

However, this Section is also intended to discourage the extension of nonconforming roads or increase the number of lots or building sites served by such a road, except in platted subdivisions, divisions of land or site condominium projects existing on the adoption date of this Section, unless provisions are made to upgrade such road to comply with the standards herein. Any reconstruction, widening or extension of a non-conforming private road or access easement shall be in conformity with this Article.

- (b) For purposes of determining whether a lot along a private road or access easement qualifies as an "existing lot" as used in this Section, at least one of the following conditions must have existed at the time this Article was adopted.
 - (1) The lot consists of a "condominium unit" for which a master deed had been recorded with the Livingston County Register of Deeds in accordance with the requirements of the Michigan Condominium Act and other applicable laws and ordinances.
 - (2) The lot consists of a parcel that was described by metes and bounds as recorded by a deed or as a land contract, and registered with the Livingston County Register of Deeds.
 - (3) The lot had been assigned a unique parcel number by the Livingston County Register of Deeds and was individually assessed and taxed on that basis.

- 2 For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, construction of a driveway along the property line farthest from the intersection or require a service road.

- (b) Minimum spacing between two commercial driveways shall be determined based upon posted speed limits along the parcel frontage. The minimum spacing indicated below are measured from centerline to centerline.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (In Feet)
25	125
30	155
35	185
40	225
45	300
50 and higher	330

- (c) To reduce left-turn conflicts, new commercial driveways shall be aligned with those across the roadway where possible. If alignment is not possible, driveways shall be offset a minimum of two-hundred-fifty (250) feet along arterial streets and one-hundred-fifty (150) feet along collector and local streets from those on the opposite side of the roadway. These standards may be reduced by the Planning Commission if approved by the Michigan Department of Transportation or the Livingston County Road Commission, as appropriate. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways.
- (d) In the case of expansion, alteration or redesign of an existing development where it can be demonstrated that pre-existing conditions prohibit adherence to the minimum commercial driveway spacing standards, the Planning Commission may modify the driveway spacing requirements. Such modifications shall be of the minimum amount necessary, but in no case shall spacing of a full-access driveway be less than sixty (60) feet, measured centerline to centerline.

15.06.03. Number of Commercial Driveways

- (a) The number of commercial driveways serving a property shall be the minimum number necessary to provide reasonable access and access for emergency vehicles, while preserving traffic operations and safety along the public roadway.
- (b) Access shall be provided for each separately owned parcel. This access may be an individual driveway, shared driveway or via a service drive. Additional driveways may be permitted for property only as follows:
- (1) One (1) additional driveway may be allowed for properties with a continuous frontage of over three-hundred (300) feet, and one (1) additional driveway for each additional three-hundred (300) feet of frontage, if the Planning Commission determines there are no other reasonable access opportunities.

behind, principal buildings. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site and the Grand River Avenue Area Corridor Plan.

- (2) Access Easement: The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty-six (66) feet wide, except an access easement parallel to a public street right-of-way may be forty (40) feet wide, if approved by the Planning Commission. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.
- (3) Construction and Materials: Service roads shall have a base, pavement and curb with gutter in accordance Livingston County Road Commission standards for public streets, except the width of the service road shall have a minimum pavement width of twenty-six (26) feet.
- (4) Parking: The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.
- (5) Access to Service Road: The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Section, provided the Planning Commission may allow additional driveways if approved by the Livingston County Road Commission or the Michigan Department of Transportation, and consistent with purpose of this Article.
- (6) Temporary Access: The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Land use permits shall not be issued until monies have been deposited with Genoa Township.
- (7) Elevation: The site plan shall indicate the proposed elevation of the service road at the property line and the Township shall maintain a record of all service road elevations so that their grades can be coordinated.
- (8) Landscaping: The area between a service road and the public street right-of-way shall be landscaped greenbelt as specified in Section 12.02.
- (9) Maintenance: Each property owner shall be responsible for maintenance of the easement and service drive.

Sec. 3.04 DIMENSIONAL STANDARDS

3.04.01 Residential Schedule of Area and Bulk Requirements. All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

Table 3.04.01 DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

District	Minimum Lot Size ^(a) or Maximum Density		Maximum Building Height		Principal Structure Minimum Yard Setback ^(b)			Max Lot Coverage	(Per Unit) Living Area
	Min. Lot Area, Max. Units Per Acre (%)	Width ^(c) (ft)	Stories	Feet ^(d)	Front ^{(b)(i)}	One Side	Total 2 Sides	Rear ^(e)	
Agricultural (AG)	40 acres for farms, 10 acres for non-farm dwellings		2	35	75	40	80	60	980 sq. ft.
Country Estate (CE)	5 acres	220 ft	2	35	75	40	80	60	1500 sq. ft.
Rural Residential (RR)	2 acres	200 ft	2	35	50	30	60	60	1200 sq. ft.
Low Density Residential (LDR)	1 acre,	150 ft	2	35	50	30	60	60	980 sq. ft.
Suburban Residential (SR)	21,780 sq. ft., with public sewer; 1 acre without public sewer	100 ft	2	35	40	20	40	50	980 sq. ft.
Urban Residential (UR)	18,000 square feet per unit, requires public sewer and water	90 ft.	2	25	35	10	25	50	980 sq. ft.
Lakeshore Resort Residential (LRR)	12,800 square feet lots of record in existence on 1/1/91, requires public sanitary sewer 1 acre lots created after 1/1/91 without public sanitary sewer. 21,780 square foot lots created after 1/1/91 with public sanitary sewer.	80 ft	2	25	35	10	20	40	900 sq. ft.
Medium Density Residential (MDR)	10,000 sq. ft. per single family lot 5 units per acre for duplexes and attached townhomes Requires public sewer and water	75 ft	2	35	25 ^(f)	5	20 ^(f)	30	900 sq. ft.
High Density Residential (HDR)	8 units per acre assuming all setbacks and other requirements can be met, min 21,780 sq. ft. per building Requires public sewer and water	165 ft	3	40	35 ^(f)	15	30 ^(f)	30	efficiency = 450 sq. ft. 1 bedroom = 600 sq. ft. 2 bedroom = 750 sq. ft. 3 bedroom = 900 sq. ft. each addl = 150 sq. ft. Ground floor = 500 sq ft/unit

Sec. 7.03 DIMENSIONAL STANDARDS

7.03.01 Commercial Schedule of Area and Bulk Requirements. All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 7.03.01:

Table 7.03.01 DIMENSIONAL STANDARDS – COMMERCIAL DISTRICTS								
Minimum Yard Setbacks – (d)(e)(f)								
District	Min. Lot Area ^(a)	Min. Lot Width ^{(a)(b)(c)}	Front Yard ^{(d)(b)(f)(f)}	Side Yard ^(f)	Rear Yard ^(m)	Parking Lot	Max. Lot Coverage ⁽ⁿ⁾	Max. Height ^(a)
Neighborhood Service District (NSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	10 ft. each side	40 ft.	10 ft.	Governed by setbacks	20 ft. one story
Office Service District (OSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	40 ft.	20 ft. 10 ft. side and rear	35% bldg. 60% impervious surface	35 ft. 2.5 stories
General Commercial District (GCD)	1 Acre	150 ft.	70 ft. 35 ft. if no parking in the front yard	15 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	35 ft. 2 stories
Regional Commercial District (RCD)	2 Acres	200 ft. ^(a)	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	45 ft. 3 stories
Planned Unit Development (PUD)	See Article 10, Planned Unit Development Districts. Setbacks from perimeter of property shall be consistent with the standards of the underlying zoning district. Internal setbacks shall be determined during the PUD review process.							