# Land Use Development Standards

## Residential Land Use

### KEY MAP

**Designation**
- Planning Area(s): 7
- Zone District: R-1
- GP Density Range: 4.1 - 7.0 du/ac
- Dwelling Units: One dwelling unit per lot. Lots with side street or alley access may have one additional unit not to exceed 400 square feet.
- Land Use: The use of land designated PR shall comply with those uses listed under Permitted Uses (see bottom left)

### Building Intensity
- Minimum Lot Area: 6,000 sqft
- Minimum Lot Width: 60′
- Minimum Lot Depth: 100′
- Maximum Coverage: 50%
- Maximum Height: 35′

### Building Setbacks
- Front Yard: 20′ min
- Side Yard (Interior): 5′ min
- Rear Yard: 20′ min

### PR (Pedestrian Residential)

<table>
<thead>
<tr>
<th>Land Use Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>58.16 acres</td>
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</table>

### Description
PR (Pedestrian Residential) allows for standard Single Family Residential homes as allowed under the R-1 Zone District development standards. When an alley or side street access is available, it allows for an additional (or second) residential unit up to 400 square feet. This Planning Area encourages the creation of pedestrian scale neighborhoods facing onto alleys and trails. Each second unit shall have at least one 9′ x 20′ covered or uncovered parking space dedicated to that unit. Separate utilities are not required.

### Permitted Uses
- Single Family dwellings of a permanent nature and accessory residential uses with not more than 2 du/lot
- All uses permitted under an R-1 zone
- Temporary sales offices and model homes
- Home occupations
- Open space

### Accessory Uses
- Vehicle/Fences: 6′ high max
- Trees: 12′ high max
- Pools and Spas: 3′ minimum setback
- Detached Covered Structures: 12′ high max

### Pedestrian Residential

<table>
<thead>
<tr>
<th>Land Use / Product</th>
<th>Development Standards</th>
<th>Imagery / Product Site Plan Prototype</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Residential</td>
<td>STANDARD</td>
<td>NOTES</td>
</tr>
</tbody>
</table>

**Permitted Uses**

- All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

**Accessory Uses**

- Vehicle/Fences: 6′ high max
- Trees: 12′ high max
- Pools and Spas: 3′ minimum setback
- Detached Covered Structures: 12′ high max

**Architectural Notes**

- Designation of Planning Area(s)
- Zone District
- GP Density Range
- Dwelling Units
- Land Use

**Planning Areas**

- Residential Land Use
- Land Use / Product Development Standards
- Imagery / Product Site Plan Prototype

**Imagery**

- The imagery conveys samples of the architectural character intended for these neighborhoods.