

ARTICLE 300B: DISTRICT REGULATIONS**Section 301B: Purposes.****301B.1 Residential and Agricultural Use (RA) District**

The purpose of the residential and agricultural use district is to recognize areas of land within the jurisdiction which are in agricultural, silvicultural or rural residential use and where significant urban services are not expected to be available during the planning period.

301B.2 Residential (R-40, R-20, R-15, R-11, R-8, R-6, R-15M, R-8M) Districts.

The purpose of the residential districts is to establish and preserve areas of land within the jurisdiction for residential and related uses at varying densities. Densities are graduated across the districts, with the R-40 being the lowest density district and the R-6 the highest density. Densities depend upon the nature of existing development nearby, the type of use (single family, multi-family) the capacity of water, sewer, roads and other facilities serving the area, the proximity to more intensive uses, and other land use constraints. R-15M and R-8M establishes residential districts in the extraterritorial jurisdiction area that allows Class A and Class B HUD Code homes subject to a special use permit.

301B.3 Office-Institutional, Multi-family (OI, OIA) Districts.

The purpose of the office-institutional districts is to establish and preserve areas of land within the jurisdiction for office, institutional multi-family residential use and other related uses. The office-institutional, multi-family districts are intended as transitional districts between residential and commercial uses. Because these districts may involve the infill and redevelopment of an established residential area for more intensive uses, these districts may have additional appearance related standards to insure harmony with residential uses.

301B.4 Retail Business (B-1, B-2, B2-A, B-3, B-4) Districts.

The purpose of the business district is to establish and preserve areas of land within the jurisdiction for various ranges of business uses. The B-1 District is designed to accommodate the needs of the Central Business District with a broad range of retail and office uses. The District recognizes the zero lot line nature of development and makes allowance for residential redevelopment of second, third, and fourth floors of existing commercial buildings. The B-2 Districts are designed to accommodate retail needs near the major interstate highways, I-85 and US 1, and to address areas that have developed in strip commercial uses. The B-3 District is intended to provide for regional and community retail shopping needs; it encourages unified development plans, shopping malls, and large lot retail development. The B-4 District is intended to provide for neighborhood, as opposed to community, business needs.

301B. 5 Wholesale Storage, and Manufacturing (I-1, I-2, I-3) Districts.

The purpose of the wholesale, storage and manufacturing districts is to establish and preserve areas within the jurisdiction for several ranges of industrial, wholesale and storage uses and to also provide areas for quasi-nuisance and frequently unpopular uses that serve an urban or regional need and should be provided for within the jurisdiction. The I-1 District is intended as an industrial park district. The I-2 District is intended to accommodate industrial, wholesale and storage uses outside a park but which comply with industrial performance standards. The I-3 District is intended to accommodate those uses that do not comply with industrial performance standards or are difficult to site.

Section 302B: Definition of Criteria.**302B.1 Minimum Lot Area (A)**

The minimum lot area is the minimum size, in square feet, of a lot or tract.

302B.2 Maximum Density (D)

The maximum density is the maximum number of single family residential units per acre for Unified Residential Developments. Multi-family densities are set out in Article 600B.

302B.3 Minimum Lot Width (W)

The minimum lot width is the minimum width, in feet, of a lot as measured at the setback line, or in the event of development plans showing the location for structures, at the point where the structure is, or is proposed, to be located.

302B.4 Minimum Building Setback (SBb)

The minimum building setback is the minimum distance, in feet, that any portion of a building or structure must be set back from any portion of the street right-of-way. (Amended March 15, 2006)

302B.5 Minimum Sideyard Setin (SIs)

The minimum distance, in feet, that any portion of a building or structure must be set in from any portion of the side property line. (Amended March 15, 2006)

302B.6 Minimum Rearyard Setin (SIr)

The minimum distance, in feet, that any portion of a building or structure must be set in from any portion of the rear property line. (Amended March 15, 2006)

302B.7 Maximum Percentage of Cover (%C)

The maximum percentage of the total area of a lot or tract that can be in development uses. Development uses include the ground floor area of buildings and accessory structures, parking and vehicle accommodation areas and other developmental uses that result in the land being covered by impervious surfaces.

302B.8 Maximum Building Height (H)

The maximum building height, in feet, of that part of a building or structure which faces the street right-of-way and as measured from the finished grade elevation perpendicularly to the highest point of the building or structure. Height in the O-I, O-IA, B-4, B-2, B-2A, I-2, and I-3 may be increased to 70' provided one foot of setback (from r/o/w) for each additional foot of height is required.

302B.9 Minimum Building Separation (B-B)

The minimum distance, in feet, that any portion of principal, as opposed to accessory, building must be separated from a residential dwelling unit.