

Table 1133-6: Residential Gross Density Multiplier	
Percent Open Space Set-Aside	Gross Density Multiplier
20%	0
25%	1.03
30%	1.10
35%+	1.20

Illustrative Example: In the R-1A District, the minimum lot size is 22,500 square feet. If an applicant proposes to provide 20% open space on a 100 acre site, they could build 174 units (100 acres x 90 percent = 90 acres x 43,560)/22,500=174). The resulting GROSS density is 1.74 units per acre. If the applicant proposes to provide 30% of the project area as open space, the applicant may multiply the gross density of 1.74 units per acre by 1.10 resulting in the ability to build at a gross density of 1.91 units per acre; approximately 191 units.

8. Business PUD Standard

- a. All development within a business PUD shall comply with the standards established within this section unless otherwise expressly stated, or unless a different standard is permitted as part of the PUD approval process.
- b. Open spaces between buildings, which create courtyards or walkways to the rear of the property or parking areas, are strongly encouraged.
- c. Principal buildings shall be setback a minimum of 50 feet from any boundary of the Planned Unit Development that adjoins a residential district.
- d. Principal buildings shall be setback a minimum of 20 feet from the right-of-way, unless otherwise required in this subsection.

9. Mixed-Use PUD Standards

- a. All development within a mixed-use PUD shall comply with the standards established within this section unless otherwise expressly stated, or unless a different standard is permitted as part of the PUD approval process.

- b. Open spaces between buildings, which create courtyards or walkways to

the rear of the property or parking areas, are strongly encouraged.

- c. Buildings and parking areas shall be setback a minimum of 15 feet from the right-of-way. Sidewalks may be located in this setback.

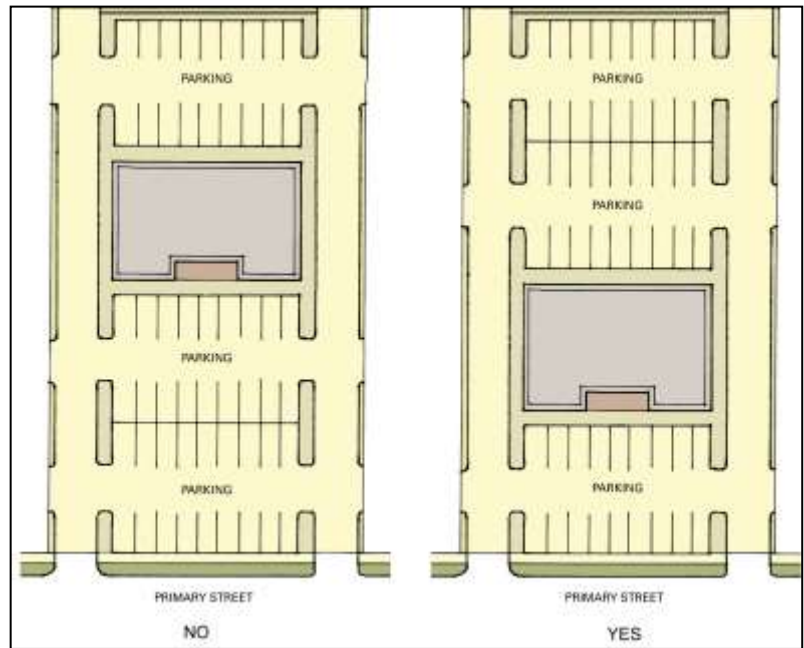


Figure 2: The site layout illustrates the appropriate number of parking aisles and bays between the street and structure for uses in a mixed-use PUD.

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Section 1133.15: Accessory Uses

- d. Parking in the front yard of any nonresidential building shall be limited to one access drive and two bays of parking stalls. See Figure 2.

10. Traditional Neighborhood Development PUD Standards

- a. An applicant may propose to develop a traditional neighborhood development through the PUD review and approval process.
- b. Such development shall meet the traditional neighborhood development standards established in Section 1135.16 (TND Standards).

1133.15 ACCESSORY USES

A. Purpose

This section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. An accessory use is “incidental and customarily subordinate” to a principal use if it complies with the standards set for in this section.

B. General Accessory Use and Structure Standards

Accessory uses or structures shall be permitted provided:

1. The building or use is incidental to and customarily found in connection with a principal building or use permitted in the district in which is located;
2. It is subordinate to and serves the principal building or use;
3. It is subordinate in size, area, extent, and purpose to the principal building or use;
4. It is located on the same lot as the principal use for which it serves;
5. An owner applies for and receives a zoning permit unless exempted by this section;
6. The maximum height of an accessory detached garage shall be 18 feet in overall height;
7. Accessory structures that are used to house vehicles shall be located so access can be made to the accessory structure over a paved surface such as a driveway.
8. The maximum height of any other accessory use or building shall be 15 feet in overall height;
9. Unless permitted by the Planning Commission and City council in a PUD approval or site plan approval, accessory uses and structures shall be prohibited in any open space area that is preserved by covenant including, but not limited to, open spaces in any planned unit development or open space subdivisions;
10. Unless otherwise permitted in this section, accessory uses shall not be permitted within any required minimum front yard or side yard in any zone; and
11. Accessory uses may be permitted to extend into the minimum rear yard provided that such use or structure are set back a minimum of ten feet from the rear and side lot lines.

C. Table of Allowed Accessory Uses

Table 1133-7 lists the accessory building and uses allowed within all zoning districts. The following is an explanation of the abbreviations and columns in Table 1133-7.

1. Permitted Uses (P)

A “P” in a cell indicates that an accessory building or use is permitted by-right in the respective zoning district. Permitted accessory uses are subject to all other applicable regulations of this Ordinance, including the use-specific standards set forth in this Chapter.