

#### 10-9-5: RESIDENTIAL DEVELOPMENT STANDARDS:

A. Land Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Density: All planned developments for any residential type of land use shall be developed at a density not to exceed six (6) dwelling units per acre unless specifically approved by the planning commission. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

#### C. Setbacks:

1. Front yard setback shall be twenty five feet (25') minimum when fronting on a public street unless the project frontage is adjacent to a residential property having a greater or lesser setback, in which case the setback shall be the same as the setback for the adjacent dwelling. If the setbacks of the residential property adjacent on either side are different, the project shall be set back a distance that is halfway between the distance of the other two (2) setbacks. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)

2. The front yard setback area shall not be used for the location of any building or parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking.

3. Side and rear setbacks on interior lot boundary lines shall be ten feet (10') along all boundaries for all single story buildings.

4. In group dwellings, no two (2) buildings may be located closer together than ten feet (10') and the front of any dwelling shall not be located closer to another building or to a side or rear property line on interior lot boundary lines than twenty five feet (25'). (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

5. The side and rear setbacks on interior lot boundary lines shall be twenty feet (20') along all boundaries for all two-story buildings. An additional ten feet (10') shall be added to the setback for each story over two (2) stories. The separation between buildings on the same property shall be increased to twenty feet (20') for a two-story building and ten (10) additional feet for each additional story.

D. Parking Requirements: The requirements of [chapter 16](#) of this title shall apply.

E. Signs And Advertising: The requirements of [chapter 19](#) of this title shall apply.

F. Fencing: The requirements of [chapter 15](#) of this title shall apply. A six foot (6') sight obscuring fence shall be erected wherever a PD zone is adjacent to any other residential zone, unless otherwise approved by the planning commission.

G. Height Regulations: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as a part of the zone change approval.

H. Size Requirements: Each planned development zone, except for manufactured home and RV parks, shall contain a minimum of five (5) acres, or four (4) dwelling units, whichever is least restrictive. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)