

**ARTICLE VIII
HDR HIGH DENSITY RESIDENTIAL DISTRICT**

SECTION 8.01 INTENT AND PURPOSE

This District is intended for residential and other associated uses, including certain related non-residential uses. The overall purpose of this District is to provide additional housing opportunities by providing a variety of housing options, including single-family dwellings at greater densities, and multiple-family dwellings. Careful consideration is given to environmental concerns related to groundwater quality, which might be threatened by excessive development, high water tables, or other conditions, and other related issues pertaining to development in areas with limited public services. The requirements of the Ordinance are in addition to other ordinance provisions including but not limited to the “Shorelands Protection and Management Act,” the Sand Dune Protection and Management Act, the “Wetlands Protection Act” and the “Clean Water Act”, as amended.

SECTION 8.02 USES PERMITTED BY RIGHT

Land and/or buildings in the HDR District may be used for the following purposes as Uses Permitted by Right:

- A. Single-family dwellings.
- B. Two (2) family dwellings.
- C. Family child care home.
- D. Home Occupations in accordance with the General Provisions requirements of this ordinance.
- E. Accessory buildings, structures and uses, as regulated by the General Provisions requirements of this ordinance.
- F. On Site Use Wind Energy System 65 feet or less in total height.

SECTION 8.03 USES PERMITTED BY SPECIAL LAND USE

Land and/or buildings in the HDR District may be used for the following purposes following review by the Planning Commission as a Special Land Use as regulated by this ordinance.

- A. Multiple-family dwellings.
- B. Group child care home.
- C. Public parks, playgrounds, and cemeteries.
- D. Bed and Breakfast establishments.
- E. Schools, churches, libraries, and Community Center buildings.
- F. Any Wind Energy System which is greater than 65 feet in height.
- G. Met Tower.

SECTION 8.04

SITE DEVELOPMENT STANDARDS

No main building or principle structure, nor the enlargement of any main building or principle structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Front Yard Setback	Residential Uses	One-hundred (100) feet on arterial streets and fifty (50) feet on residential streets or less if the average setback requirements apply. See General Provisions (Average Setback Lines). For corner lots, the side setback facing the street shall be fifty (50) feet.
	Nonresidential Uses	One hundred (100) feet.
Side Yard Setback	Single and Two-Family Dwellings	Ten (10) feet as measured to the foundation.
	Multiple-Family Dwellings	Thirty (30) feet as measured to the foundation.
	Nonresidential Buildings	Thirty (30) feet as measured to the foundation.
Rear Yard Setback	Thirty (30) feet.	
Maximum Building Height	Thirty-five (35) feet measured from the average grade.	
Lot Coverage	Fifteen (15%) percent.	
Minimum Lot Area per Dwelling Unit	Single-Family Dwelling	Twenty thousand (20,000) square feet.
	Two-Family Dwelling	One (1) acre (43,560 square feet).
	Multiple-Family Dwellings	Two (2) acres for first four (4) Units, plus 2,500 square feet for each unit over the first four. Overall net density shall not exceed five (5) units per acre.
	Nonresidential Uses	Two (2) acres.
Minimum Lot Width	Single and Two-Family Dwellings	Ninety (90) feet.
	Multiple-Family Dwellings	Two hundred (200) feet.

Minimum Floor Area and maximum garage size	Single and Two-Family Dwellings	1120 square feet GFA / 960 square feet GFA on ground floor of each dwelling. In addition to the accessory buildings and structures permitted herein, each single-family and each two-family dwelling may provide one garage for use by the occupants of each dwelling unit. The garage may be attached to the dwelling or detached from the dwelling. The maximum size of such garage shall not exceed 1,000 square feet.
	Multiple-Family Dwellings	Eight hundred (800) square feet UFA per unit, plus four hundred (400) square feet of UFA for each bedroom over two (2). In addition to the accessory buildings and structures permitted herein, each single-family and each two-family dwelling may provide one garage for use by the occupants of each dwelling unit. The garage may be attached to the dwelling or detached from the dwelling. The maximum size of such garage shall not exceed 1,000 square feet.
Streams, Creeks and Lakes	No buildings shall be permitted within one hundred (100) feet from the normal ordinary high-water mark of any streams, creeks, lakes or similar bodies of water. Also, no septic tanks, tile fields or similar waste facility shall be permitted within one hundred (100) feet from the normal ordinary high-water mark of any streams, creeks, lakes or similar bodies of water unless specifically mandated by the County Environmental Health Officer.	