



ZONING FACTSHEET

The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives, and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district. (LDC 7.12.05)

LOW DENSITY RESIDENTIAL – HARBOR (LDR-H) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Low Density Residential – Harbor zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - H zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

Dimensional Requirements in LDR-H (excerpt from LDC 7.12.08)

| Low Density Residential - Village (LDR-H) | | |
|---|-------|--------------|
| Dwelling Units | | 1 |
| Minimum Lot Area (square feet) | | 7,500 |
| Minimum Lot Size | Width | 70 |
| | Depth | 100 |
| Maximum Building Height / Stories | | 35/3 stories |
| Setbacks | Front | 20 |
| | Side | 7½ |
| | Rear | 10 |
| Maximum Density (units per acre) | | 5.81 |
| Maximum Floor Area Ratio | | N/A |
| Minimum Open Space (%) | | 25% |

Footnotes:

None.

Allowable Uses in LDR-H (excerpt from LDC 7.12.06)

PERMITTED USES:

Permanent or long-term residential uses

| | |
|--|---------------------------------|
| | Single-family detached dwelling |
| | Single-family detached dwelling |

Other residential uses

| | |
|--|---|
| | Community residential home, small (1-6) |
| | Family day care home |

NAICS Use Designations

| | |
|--------|---|
| 221122 | Distribution electric substation |
| 712 | Museums, historical sites, zoos & parks ⁽¹⁰⁾ |
| 8131 | Religious organizations |

CONDITIONAL USES:

| | |
|--------|-------------------|
| 922120 | Police protection |
| 922160 | Fire protection |

ACCESSORY USES:

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.

Footnotes:

16 Refer to Section 7.09.02(B)12 for further information.

For more information please contact:

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