

## RESIDENTIAL ZONING

RR is Rural Residential, for housing outside the Development Envelope.

R1 – R4 are Urban Residential, for homes within the Development Envelope.

Number of stories allowed for each type of housing, by zoning category:

*[No entry means Not Allowed in that zoning.]*

<i>Type of dwelling:</i>	RR	R1	R2	R3	R4
Single Family Detached	3	3	3	3	3
Lot Line			3	3	3
Semi - detached			3	3	3
Duplex			1 ½	3	3
Multiplex			3	3	3
Patio/Court/ Atrium			1 ½	1 ½	1 ½
Cluster Townhouse			3	3	3
Townhouse			3	3	3
Row duplex				3	4
Garden apartment				3 w/loft	3 w/loft
Mid-rise apartment				In PRD: 5	5
High-rise apartment					6
Mobile Home Park				1	1

Maximum number of dwelling units allowed per acre:

	RR	R1	R2	R3	R4
Conventional	0.5	1.8	3.5	5	8
COS		2	4.5	7	10
PRD				10	14
Elderly			7	14	14
CCRC		25	25	30	30

Color Key:

The Master Plan considers these “Low Intensity” (1.0-3.5 dwellings/acre).

The Master Plan considers these “Medium Intensity” (3.5-7.0 dwellings/acre).

The Master Plan considers these “High Intensity” (over 7.0 dwellings/acre).

KEY:

COS = Conventional with Open Space

PRD = Planned Residential Development

Elderly = Housing for the Elderly; dwelling units sold to owners with 1 person age 55+

CCRC = Continuing Care Retirement Center, including independent and assisted living