

## Neighborhood Residential 4 Permitted Uses

### **RESIDENTIAL:**

- P Agriculture, Single-family Dwellings, Community Homes for the Disabled
- L(1), SUP Accessory Dwelling Units
- L(3) Duplexes
- L(7) Livestock
- SUP Attached Single-family Dwellings

### **COMMERCIAL:**

- P Home Occupation, Outdoor Recreation
- L(38) Temporary Uses

### **INDUSTRIAL:**

- L(27), SUP Gas Wells

### **INSTITUTIONAL:**

- P Parks and Open Space, Churches
- L(25) Basic Utilities
- SUP Semi-Public Halls, Clubs, and Lodges, Adult or Child Day Care, Kindergarten, Elementary Schools, WECS

**P = Permitted, L(#) = Permitted with a Limitation, SUP = Specific Use Permit**

### **LIMITATIONS:**

L(1) – Subject to the following criteria:

1. The proposal must conform with the overall maximum lot coverage and setbacks requirements of the underlying zone.
2. The maximum number of accessory dwelling units shall not exceed one per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA unless the lot meets the requirements of L(1).5.
4. One additional parking space shall be provided that conforms to the off-street parking provisions of the DDC.
5. The maximum GHFA of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, where the lot size is equal to or greater than 10 acres in size. An SUP is not required for such an accessory residential structure where the lot size is equal to or greater than 10 acres.

L(3) – In a subdivision of two acres or more, up to two units may be attached by a common wall if the lots which contain the attached structure do not abut the perimeter lot lines of a subdivision, the individual common wall units are on separate lots designed to be sold individually, and the comply with Subchapter 13. Additionally, units must have the appearance of a single-family residence from the street.

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of one per each acre over three acres.

L(25) – If proposed use is within 200 feet of a residential zone, approval is subject to an SUP.

L(27) – Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production

L(38) – Must meet the requirements of Section 35.12.9.