

ZONING

LDR LOW-DENSITY RESIDENTIAL

The purpose of the LDR District is to provide for the orderly expansion of low-density residential development where public services are available and to exclude uses that are incompatible with such low-density residential development.

DIMENSIONAL TABLE

MIN. LOT SIZE	20,000 sf
No public sewer	1 acre
MIN. LOT WIDTH	
at Building Setback Line	100 feet
at Street Line (Local)	40 feet
at Street Line (Mnr Arterial)	200 feet
at Street Line (Collector)	130 feet
MIN. LOT DEPTH	150 feet
MAX. BUILDING HEIGHT	
Principal Structure	35 feet
Accessory Structure	15 feet
MAX. COVERAGE	
Building	20%
Impervious Surface	35%
MIN. YARD SETBACK*	
Front Yard (Mnr Arterial)	50 feet
Front Yard (Collector)	40 feet
Front Yard (Local)	30 feet
Side Yard (principal)	30 feet**
Side Yard (accessory)	5 feet
Rear Yard (principal)	35 feet
Rear Yard (accessory)	5 feet

* Corner lots have two front yards and two side yards. See § 190-804.

** Aggregate; smaller side no less than 12 feet.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Community garden
 Crop farming
 Essential services
 Forestry
 Governmental and emergency services facility
 Nature reserve
 Place of assembly or worship
 Public park/recreation
 School, public or private
 Single-family detached dwelling

CONDITIONAL USES

Geothermal energy system

SPECIAL EXCEPTIONS

Bed-and-breakfast use
 Comparable residential uses not specifically listed

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Accessory dwelling unit
 Bus shelter
 Farm stand

Home-based business, no impact
 Home occupation, low-impact
 Keeping of pets
 Noncommercial recreational facility for household use or for residents of a development (including tennis courts and swimming pools)
 Residential accessory building, structure or use
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small
 Urban keeping of livestock