

## ZONING

### HDR HIGH-DENSITY RESIDENTIAL

The purpose of the HDR District is to prevent the overcrowding of land and yet encourage well-planned and well-designed higher-density residential uses in those areas where central water and sewerage services are most available, and to provide for the public convenience and avoid congestion of the streets. This district is intended to promote development that is compatible with adjacent development and that incorporates natural features and open space into overall site design.

#### **DIMENSIONAL TABLE**

<b>MIN. LOT WIDTH</b>	
at Street Line (Local)	40 feet
at Street Line (Mnr Arterial)	200 feet
at Street Line (Collector)	130 feet
<b>MAX. BUILDING HEIGHT</b>	
Principal Structure	40 feet
Accessory Structure	25 feet
<b>MAX. COVERAGE</b>	
Building	30%
Impervious Surface	70%
<b>MIN. COVERAGE</b>	
Landscaped	30%
<b>MIN. YARD SETBACK*</b>	
Front Yard (Mnr Arterial)	45 feet
Front Yard (Collector)	35 feet
Front Yard (Local)	25 feet
Side Yard (principal)	16 feet**
Side Yard (accessory)	5 feet
Rear Yard (principal)	30 feet
Rear Yard (accessory)	5 feet

**(continued on next page)**

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

\*\* Aggregate; smaller side no less than eight feet.

#### **PERMITTED USES**

##### **PRINCIPAL USES**

##### PERMITTED BY RIGHT

Community garden  
Crop farming  
Essential services  
Forestry  
Governmental and emergency services facility  
Group home  
Nature reserve  
Place of assembly or worship  
Public park/recreation  
School, public or private  
Single-family attached dwelling (townhouse)  
Single-family detached dwelling  
Single-family semidetached dwelling (twin)  
Two-family dwelling (duplex)

##### CONDITIONAL USES

Geothermal energy system

Multifamily dwelling, low-rise (garden apartments)  
Multifamily dwelling, mid-rise  
Non-family residential facility, type 1  
Non-family residential facility, type 2  
Planned development

##### SPECIAL EXCEPTIONS

Bed-and-breakfast use  
Boardinghouse or rooming house  
Comparable residential uses not specifically listed  
Day care center, child  
Transitional dwelling

##### **ACCESSORY USES**

##### PERMITTED BY RIGHT

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

Community-supported agriculture delivery station  
Day-care home, family  
Day-care home, group  
Home occupation, low-impact  
Home-based business, no-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

##### SPECIAL EXCEPTIONS

Wireless communications facility, nontower

PALMER CODE

<b>*Per dwelling unit.</b>	<b>Min. Lot Area (square feet)</b>	<b>Min. Tract Size per Building</b>	<b>Min. Lot Width At Setback Line (feet)</b>	<b>Min. Lot Width At Street Line – Local (feet)</b>	<b>Min. Lot Depth (feet)</b>
Single-family detached and mobile homes	12,000	12,000	60*	40*	100
Single-family detached and mobile homes (no public sewer)	43,560*	43,560*	100*	40*	200
Single-family semidetached dwelling; two-family detached dwelling; two-family semidetached dwelling	6,000*	12,000	45*	40*	100
All other principal uses (unless larger lot requirements stated elsewhere)	15,000	15,000	60	40	100