

ZONING

250 Attachment 6

Village of Johnson Creek

Appendix D Density and Intensity (Requirements per Articles II and III) [Amended 8-11-2008 by Ord. No. 13-08]

Key to Village of Johnson Creek Residential Density Standards

Zoning District regulates the type of uses permitted on the site.

Section 250-20 describes each zoning district.

Sections 250-34 through 250-44 provide detailed regulations applying to specific land uses. Zoning districts are depicted on the Official Zoning Map (see § 250-18).

Maximum Gross Density is the maximum number of dwelling units permitted on one acre of Gross Site Area in the specific Zoning District and Development Option. Gross Site Area is calculated in § 250-50C. (See the Natural Resources Site Evaluation Worksheet.)

Minimum Lot Area is the minimum size lot permitted within the specified Zoning District and Development Option. This also limits the type of dwelling unit permitted. Specific dwelling unit regulations are given in § 250-15.

Development Option describes the maximum level of clustering and the minimum proportion of permanently protected green space area permitted on the site.

(Refer to §§ 250-35 through 250-44 for full descriptions of each development option and specific regulations which apply to its use.)

Minimum Landscape Surface Ratio is the minimum permitted percentage of the Gross Site Area (GSA) which must be preserved as permanently protected landscaped area. LSR is calculated by dividing the total landscaped area of a site by the GSA. GSA is calculated in § 250-50C (Natural Resources Site Evaluation Worksheet). “Landscaped area” is defined in § 250-15.

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Village of Johnson Creek Residential Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Landscape Surface Ratio (LSR)
Rural Holding	Conventional	0.03	35 acres	90%
Single-Family Residential-3	Conventional	3.00	12,150 square feet	60%
Single-Family Residential-4	Conventional	4.00	10,000 square feet	50%
Two-Family Residential-6	Conventional	6.00	9,000 square feet	50%
	Mobile Home	5.00	10,000 square feet	50%
Multifamily Residential-8	Conventional/ Institutional	8.00	4,500 to 10,000 square feet per du	50%
Multifamily Residential-10	Conventional/ Institutional	10.00	4,500 to 10,000 square feet per du	50%
Institutional Residential	Senior Housing	40.00	40,000 square feet	50%
Neighborhood Office	Conventional	Varies ^{1, 2, 3}		50%
	Institutional	Varies ⁴		50%
Planned Office	Institutional	Varies ⁴	20,000 square feet	50%
Neighborhood Business	Conventional	Varies ^{1, 2, 3}		50%
	Institutional	Varies ⁴		50%
Planned Business	Institutional	Varies ⁴	20,000 square feet	50%
General Business	Institutional	Varies ⁴	20,000 square feet	50%
Central Business	Institutional	Varies ⁴	20,000 square feet	0%

NOTES:

¹ For single-family residences, see the SR-4 District.

² For two-family residences, see the TR-6 District.

³ For 3+ unit residences, see the MR-8 District or MR-10 District.

⁴ For institutional residential development, see the IR District.

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Key to Village of Johnson Creek Nonresidential Intensity Standards

Zoning District regulates the type of uses permitted on the site.

Section 250-34 describes a detailed listing of all uses permitted in each Zoning District.

Sections 250-34 through 250-44 provide detailed regulations applying to specific land uses. Zoning districts are depicted on the Official Zoning Map (see § 250-18).

Maximum Floor Area Ratio is calculated by dividing the total gross floor area of all buildings on a site by the Gross Site Area (GSA). Gross Site Area is calculated in § 250-50C. (See the Natural Resources Site Evaluation Worksheet.)

Maximum Building Size is the maximum total Gross Floor Area which a building is permitted to contain. Gross Floor Area is defined in § 250-15.

Maximum Number of Floors is the maximum number of full floors a building is permitted to contain. “Full floors” is defined in § 250-15.

Minimum Landscape Surface Area Ratio is the percentage of the Gross Site Area (GSA) which must be preserved as permanently protected landscaped area. LSR is calculated by dividing the total landscaped area of a site by the GSA. GSA is calculated in § 250-50C. “Landscaped area” is defined in § 250-15.

Minimum Lot Area is the minimum size lot permitted in the specified Zoning District for a building with the listed number of floors.

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Village of Johnson Creek Nonresidential Intensity Standards

Zoning District	Maximum Number of Floors (F)	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Rural Holding	2	90%	0.100	40,000 square feet	na
Single-Family Residential-3	2	60%	0.100	12,150 square feet	na
Single-Family Residential-4	2	50%	0.150	10,000 square feet	na
Two-Family Residential-6	2	30%	0.220	12,150 square feet	na
Multifamily Residential-8	2	25%	0.275	10,000 square feet	na
Multifamily Residential-10	2	25%	0.275	10,000 square feet	na
Institutional Residential	2 ¹	25%	0.275	10,000 square feet	na
Neighborhood Office	3 ¹	40%	0.250	10,000 square feet	na
Planned Office	4	25%	0.300	20,000 square feet	na
Neighborhood Business	3	40%	0.275	10,000 square feet	5,000 square feet
Planned Business	4	25%	0.300	20,000 square feet	na
General Business	4	15%	0.400	20,000 square feet	na
Central Business	4	0%	3.000	2,000 square feet	na
Planned Industrial	5	25%	0.600	20,000 square feet	na
General Industrial	4	10%	1.000	10,000 square feet	na
Heavy Industrial	2 ¹	15%	1.000	20,000 square feet	na

NOTE:

¹ More floors may be allowed with a conditional use permit.