

ZONING

210 Attachment 2

Town of Millsboro

**Table of Density and Dimensional Standards in Traditional Neighborhood Development (TND) Zones
[Added 6-1-2009]**

Standard	Single-Family	Duplex	Townhouse	Apartment	Residential Above Retail/Office	Nonresidential (Commercial, Office, Civic, Institutional)
Minimum living space, per unit (square feet)	1,200	1,000	1,000	800	800	N/A
Maximum DUs per net acre	5	10	15	25	20	N/A
Maximum DUs per building	1	2	6	12	10	N/A
Lot area per DU (square feet)	6,000	3,000/du 6,000/duplex	2,000	N/A	N/A	N/A
Street frontage (feet)	30 minimum	30 minimum	Interior: 20 minimum End: 30 minimum	100	See Note 1	
Lot width at building line (feet) ¹	60	30 minimum/du 60, minimum/duplex	Interior: 20 minimum End: 30 minimum	N/A		
Setback					See Notes 3, 4, and 5	
Front yard ² (feet)	10 minimum/15 maximum	10 minimum/15 maximum	10 minimum/15 maximum	10 minimum		
Rear yard (feet)	25 minimum	25 minimum	30 minimum	30 minimum		
Side yard						
One (feet)	5 minimum/15 maximum	15 minimum	15 minimum	20 minimum		
Sum of both (feet)	20% of lot width	N/A	N/A	N/A		
Maximum building height ⁶ (feet/stories)	35/2.5	35/2.5	45/3.5	45/3.5	45/3.5	45/3.5
Maximum building coverage	20%	25%	40%	50%	N/A	50%
Maximum impervious coverage	35%	40%	55%	60%	N/A	83%
Minimum lot depth (feet)	100	100	100	100	N/A	100
Minimum distance between buildings on same lot (feet)	N/A	N/A	30	40	N/A	20

MILLSBORO CODE

Standard	Single-Family	Duplex	Townhouse	Apartment	Residential Above Retail/Office	Nonresidential (Commercial, Office, Civic, Institutional)
Maximum building length (feet)	N/A	N/A	N/A	85	N/A	150

NOTES:

- ¹ Lot and building widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
- ² At the discretion of the Planning Commission, the front yard may be increased when the building faces a collector or higher street classification.
- ³ Commercial, office, civic, institutional and mixed-use structures have no minimum front yard setback, except that frontage lines shall be relatively constant for a street.
- ⁴ Commercial, office, civic, institutional and mixed-use structures should abut the sidewalks.
- ⁵ Commercial, office, civic, institutional and mixed-use structures have no specified interior side setbacks, except when the TND zoned property abuts residential use, in which case the minimum side setback required in the TND District shall be the same as required for the abutting residential use.
- ⁶ Except as outlined § 210-55.
- ⁷ Lot dimensions and yard sites for structures not situated on subdivided, fee simple lots shall be at the discretion of the Planning Commission and concurred by the Town Council. Plans must detail the bulk and density standards for the proposed TND. Once accepted by the Town Council, these standards must be recorded with the record plat and shall govern land development in the district.