

ZONING

16 Attachment 8

Schedule of Required Area, Density, Open Space and Coverage Regulations for the TC Zone

Use	Maximum Gross Density Ratio	Minimum Open Space Ratio	Maximum Impervious Surface	Minimum Gross Site Area (acres)	Minimum Lot Area (acres)
Without Sewers					
Hamlet residential and single-family detached ¹	0.33	—	0.10	3	3
Single-family detached open space community ¹	0.4	0.50	0.10	15	1
Single-family detached open space community (with transfer) ²	0.66	0.20	0.15	15	1
Rural estate residence ¹	0.10	—	0.07	20	10
Other uses ¹	—	—	0.20	3	3
With Sewers					
Planned Town Center development ¹	1.5 du/ac	0.40	0.35	15	7,500 square feet.
Other uses (with sewage) ¹					

Notes:

¹The bulk and performance regulations for each specific conditional use shall be controlling where required herein.

²For properties in the TC District without sewers, a transfer of development credit of up to .33 dwelling units per acre can be added to the base density of .33 dwelling units per acre.