

## 2.3 ZONING DISTRICTS ESTABLISHED

## SECTION 2.3.A RESOURCE AND OPEN LANDS (RO)

## 1. PURPOSE

The purpose of this district is to protect natural landscapes, waterways, and fish and wildlife habitat and minimize risks to public health and safety. This is accomplished by restricting development in natural and/or hazardous areas except for the purposes of agricultural and silvicultural activities and for access to recreation. Permitted land uses are limited to undeveloped open space, agriculture, silviculture, and passive recreation. Buildings, utilities, and impervious surfaces are limited, and all development should be sited to protect natural and environmentally sensitive areas. Mobility and access to and through this zone is generally by unimproved local roadways served by regional arterials and highways with limited formal, non-motorized facilities; however, trail network connectivity and developed access points are encouraged to guide use away from sensitive areas and support recreational amenities meeting required site design elements.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Resource and Open Lands (RO) district are found in Section 3.2.

## 3. PERMITTED USES

Uses permitted in the Resource and Open Lands (RO) district are found in Table 5, Section 2.4.

Only one principal use is permitted per lot in this district; multiple principle uses per lot may be approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

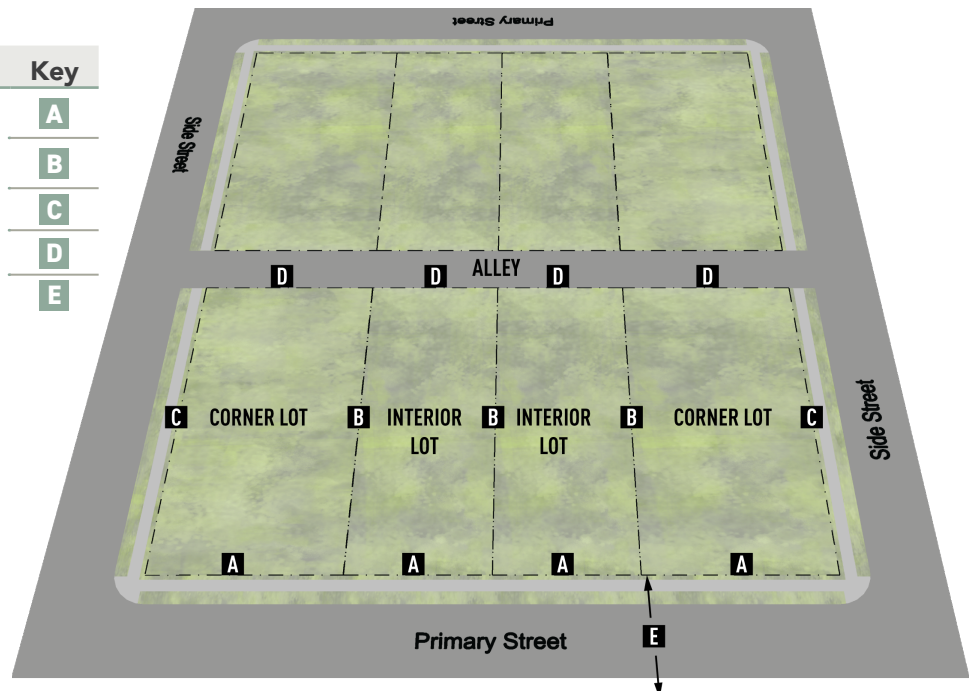


Fig. A-1 General Lot Components

4. SITE DESIGN STANDARDS

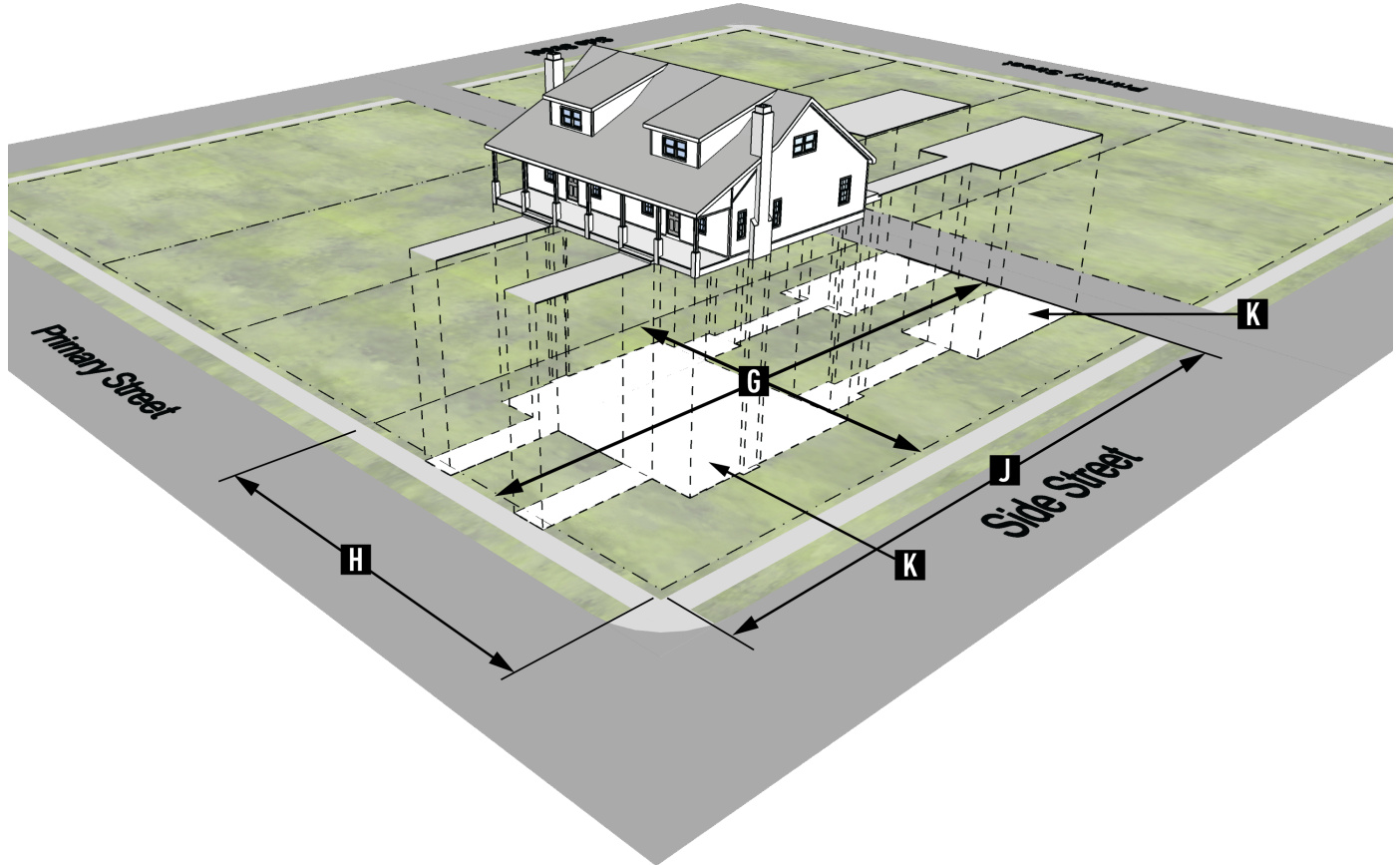


Fig. A-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes Per Acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	n/a	n/a	n/a	25%	n/a	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		



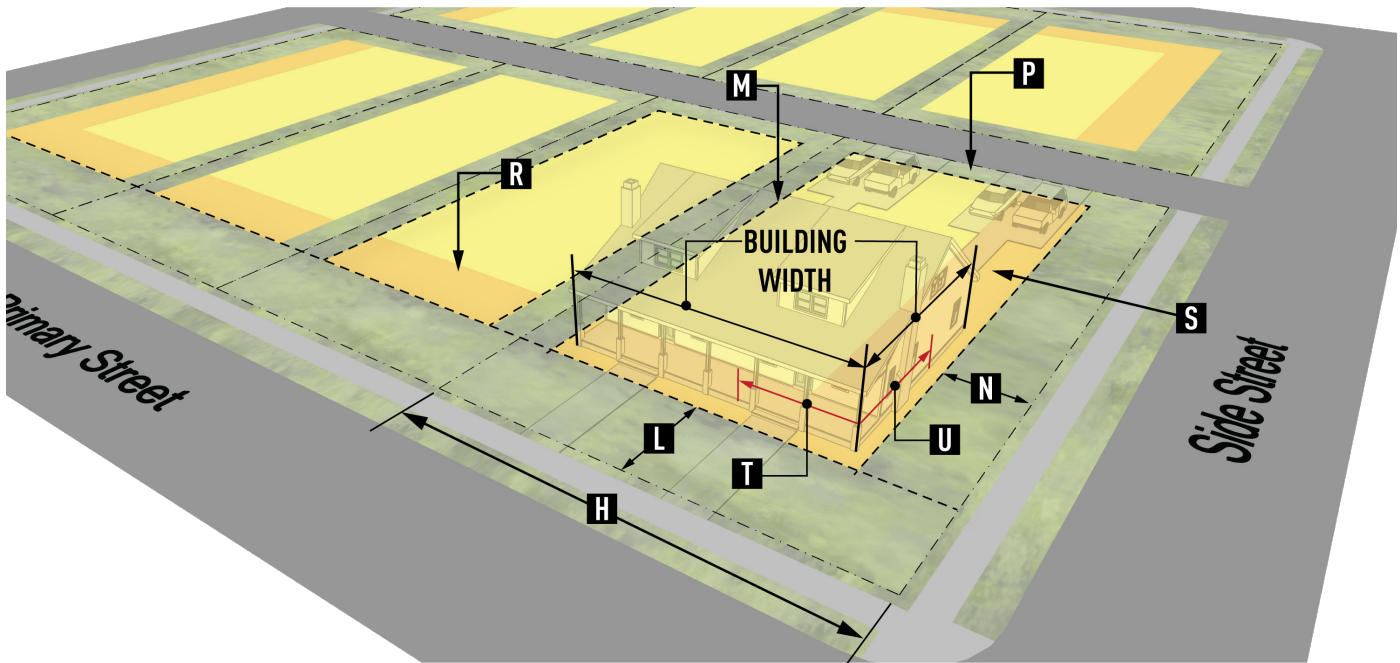
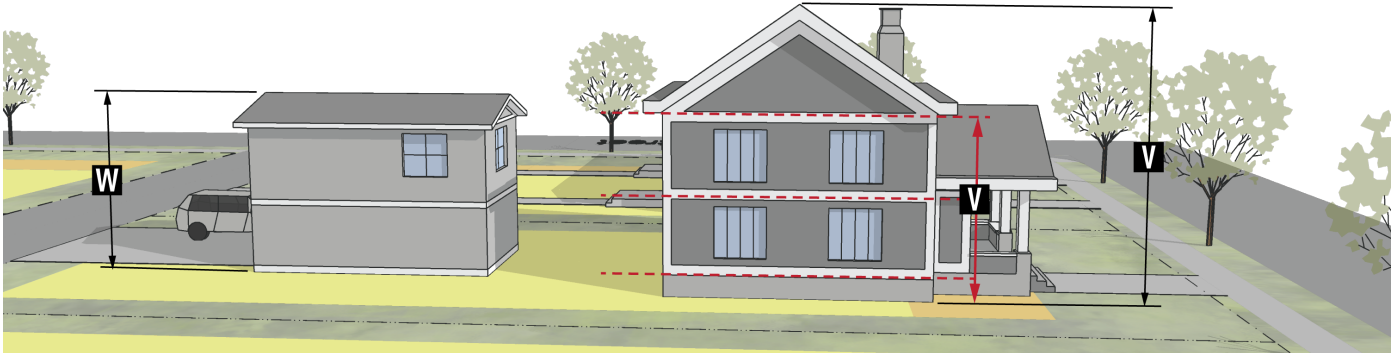


Fig. A-3 Building Placement

**b. Building Placement**

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	50'	L	
Side (interior)	25'	15'	M	
Side (street)	25'	50'	N	
Rear	25'	15'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U



**Fig. A-4 Building Height**

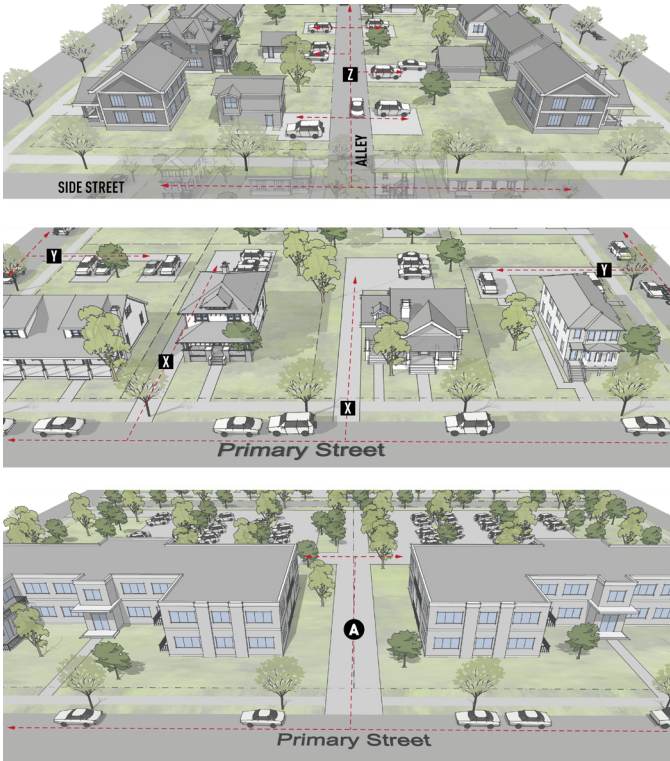
**c. Building Scale**

Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	n/a	V	n/a	V
Accessory structure, detached	n/a	W	n/a	n/a



## 5. MOBILITY

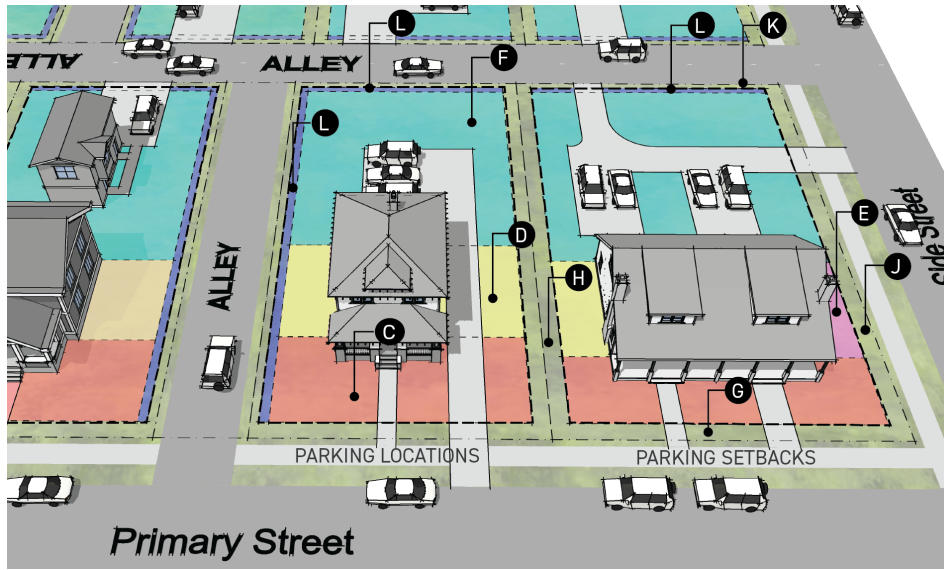
The following standards apply to all development in the RO district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

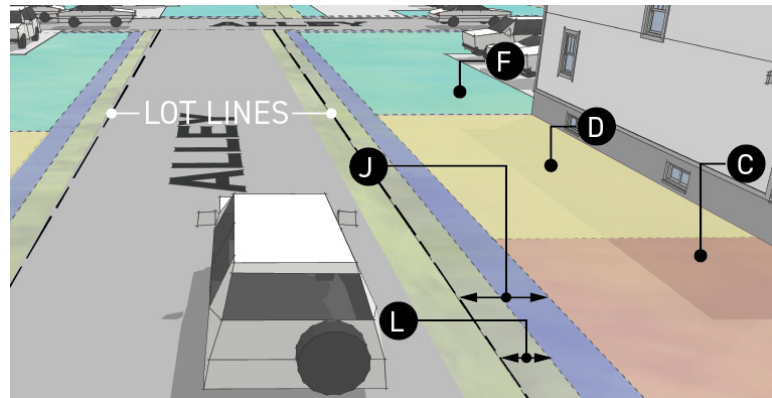
**Fig. A-5 Vehicular Access**



**Fig. A-6 Parking Locations and Setbacks**

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L



**Fig. A-7 Measuring Alley Setbacks**

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

