FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
A-1: AGRICULTURAL					
1. General [15]			20 acres	None	
a.parcels 35 acres or more		35' residential development 50' for other buildings or structures			None
b.parcels less than 35 acres but not less than 20 acres					Same as RU
c. parcels less than 20 acres					Same as RU
2. Communications Tower					
a. commercial		300' [11]	20 acres		
b. commercial, accessory		35' w/o CUP, 300' w/ CUP[11]	20 acres		
c. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Community Building	FAR 0.75:1	[8]	[9]	65% Total impervious 50% Building	6' with a maximum of 4' in the front setback area
4. Community Facility	[9]	[9]	[9]	[9]	6' with a maximum of 4' in the front setback area
5. Crematorium, Animal		[8]	20 acres [10]		
6. Dude Ranch/Resort		[8]	20 acres [10]		
7. Office, Farm	1 office / ranch or farm	[8]			
8. Residential [14]					
a. One-family dwelling unit	1 unit / 20 acres	35'	Conventional subdiv. 20 acres; rural land use subdiv.: See Section 8420		
b. caretaker unit	1 unit / ranch or farm	35'			
c. bunkhouse	1 facility / ranch or farm	35'			
9. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
10. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
ii. Tower mounted		80' [19]			
c. Wood burning		Permitted height plus 10%			
BC: BACKCOUNTRY					
1. General [15]	1 unit / 20 acres See Section 3514 et seq.	25'	20 acres	See Section 3514	
2. Communications Tower				See Section 3514	
a. commercial		300' [11]	20 acres		
b. noncommercial		35' w/ CUP[11]	Exempt; see Section 3805		
3. Residential: One-family dwelling unit	1 unit / 20 acres	25'	20 acres	See Section 3514	
4.Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]	See Section 3514	
5. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
B-1: Highway Business					
1. General [17]	None See Section 3520 et seq.	35’	None	85% Total impervious 50 % Building	8' with a maximum of 4' in the front setback area
2 Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
2. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
3.Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
B-3: BUSINESS					
1. General [17]	FAR 1:12 See Section 3515 et seq.	30’ for residential only projects; 32' for all other projects.	No site area for residential only projects; 20,000 square feet for new lots in non-residential projects.	See Section 3515 et seq.	See Section 3515 et seq.
2. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
3.Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
CG: GENERAL COMMERCIAL					
1. General [15]	None	2 stories or maximum of 35'	5 acre/district; 40,000 sq. ft/parcel [13]	85% Total impervious 50% Building	8' with a maximum of 4' in the front setback area
2. Communications Tower					
a. commercial		300' [11]	40,000 sq. ft.		
b. commercial, accessory		35' w/o CUP, 300' w/ CUP[11]	40,000 sq. ft.		
c. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
4. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
CN: NEIGHBORHOOD COMMERCIAL					
1. General [15]	None	2 stories or maximum of 35'	1 acre / district; 20,000 sq. ft./parcel [13]	85% Total impervious 50 % Building	8' with a maximum of 4' in the front setback area
2. Communications Tower					
a. commercial		300' [11]	40,000 sq. ft.		

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
b. commercial, accessory		35' w/o CUP, 300' w/ CUP[11]	40,000 sq. ft.		
c. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
4. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
I-1: INDUSTRIAL					
1. General [15]	FAR 0.75:1	50'	5 acres/ district; 20,000 sq. ft./parcel	85% Total impervious 65% Buildings	10' with a maximum of 6' in the front setback area
2. Manufacturing Equipment		None			
3. Communications Tower					
a. commercial		300' [11]	20,000 sq. ft.		
b. commercial, accessory		35' w/o CUP, 300' w/ CUP[11]	20,000 sq. ft.		
c. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
4. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
5. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
M-1: MINING					
1. General [15, 6]	N/A	Under 35 acres - 50' 35 acres or larger none	1 acre	85% Total impervious 65% Buildings	10' with a maximum 6' in the front setback area
2. All permitted Residential Uses, Caretaker, recreational vehicles, bunkhouses	N/A	35'	N/A	N/A	6' with a maximum of 4' in the front setback area
3. Communications Tower					
a. commercial		300' [11]	1 acre		
b. commercial, accessory		35' w/o CUP, 300' w/ CUP[11]	1 acre		
c. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
4. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
5. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
ii. Tower mounted		80' [19]			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
MHP: MANUFACTURED HOME PARK					
1. General [15]	7 units / 40,000 square feet	25'	10 acres/park; 5,250 sq. ft./home site	50% Impervious	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	35'	20,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	[9]	[9]	
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
NR-2: NATURAL RESOURCES					
Development standards shall be as established in the State or Federal approved authorization. Where a State or Federal authorization does not address a development standard the provisions shall apply as determined by the Planning Director as provided for in Section 3505.01.					
PUD: PLANNED UNIT DEVELOPMENT					
Development standards shall be as established in the County approved PUD designation. The provisions of Figure 3-5 shall be used as guidelines in the preparation of PUD designations. Regulations and standards that differ from those stated in this figure may be adopted as part of a PUD designation because of special circumstances or in order to achieve certain development or design objectives. It is the County's intent in providing for PUD districts to allow such flexibility in development regulations and standards. After a PUD designation is adopted, the development regulations and standards stated in the PUD designation shall supersede the provisions of this figure. Where a PUD designation does not address a development standard, the provisions shall apply as determined by the Planning Director as provided for in Section 3505.01.					

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]

(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
RU: RURAL RESIDENTIAL					
1. General [15]	1 unit / 5 acres 1 unit / 19.9 acres	35'	5 acres	None	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	[9]	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
ii. Tower mounted		80' [19]			
c. Wood burning		Permitted height plus 10%			
RE: RURAL ESTATE					
1. General [15]	1 unit / 2 acres to 1 unit / 4.99 acres	35'	2 acres	None	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	[9]	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
ii. Tower mounted		80' [19]			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]

(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
RME: RESIDENTIAL MOUNTAIN ESTATES					
1. General [15]	1 unit / 80,000 square feet See Section 3516 et seq.	35'	80,000 sq. ft.	None	6' with a maximum of 4' in the front setback area
2. Community Facility		35'	40,000 sq. ft.	35% Total impervious 25% Building	6' with a maximum of 4' in the front setback area
3. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
ii. Tower mounted		80' [21]			
c. Wood burning		Permitted height plus 10%			
R-1: RESIDENTIAL (1 UNIT / ACRE)					
1. General [15]	1 unit / 40,000 square feet	35'	40,000 sq. ft.	35% Total impervious 25% Building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'		65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	[9]	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
R-2: RESIDENTIAL (2 UNITS / ACRE)					
1. General [15]	1 unit / 20,000 square feet	35'	20,000 sq. ft.	50% Total impervious 35% Building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
R-3: RESIDENTIAL (3 UNITS / ACRE)					
1. General [15]	1 unit / 13,250 square feet	35'	13,250 sq. ft.	50% Total impervious 45% building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]

(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
R-4: RESIDENTIAL (4 UNITS / ACRE)					
1. General [15]	1 unit / 10,000 square feet	35'	10,000 sq. ft. [16]	50% Total impervious 45% Building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
R-6: RESIDENTIAL (6 UNITS/ACRE)					
1. General [15]	1 unit / 6,000 square feet	35'	6,000 sq. ft. [16]	65% Total impervious 55% building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 50% Building	
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
R-25: High Density Residential					
1. General [15]	25 units / acre See Section 3518 et seq.	35'	6,000 sq. ft.[18]	65% Total impervious 55% Building [18]	6' with a maximum of 4' in the front setback area
2. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
4. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]

(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
R-P: Residential with Plan					
1. General [15]	15 units / acre See Section 3517 et seq.	35'	6,000 sq. ft. [17]	[18]	6' with a maximum of 4' in the front setback area
2. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
4. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
RC-5,000: RURAL COMMUNITY (5,000 SQ. FT. LOTS)					
1. General [15]	1 unit / 5,000 square feet	35'	5,000 sq. ft.	50% Total impervious 35% Building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 35% Building	6' with a maximum of 4' in the front setback area
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
RC-40,000: RURAL COMMUNITY (40,000 SQ. FT. LOTS)					
1. General [15]	1 unit / 40,000 square feet	35'	40,000 sq. ft.	35% Total impervious 25% Building	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	65% Total impervious 35% Building	6' with a maximum of 4' in the front setback area
3. Community Facility	[9]	[9]	40,000 sq. ft.	[9]	[9]
4. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
5. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
6. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
SU-1 (Special Use)					
1. General [15]	See Section 3519 et seq. [18]	35'	[18]	[18]	[18]
2. Communications Tower					
a. commercial		300' [11]			
b. noncommercial		35' w/o CUP, 300' w/ CUP[11]	Exempt; see Section 3805		
3. Public Utility Facilities (excluding communication towers)		[11]	Exempt [12]		
4. Renewable Energy Systems					
a. Solar					
i. Roof mounted		Permitted height plus 10%			
ii. Ground mounted		25', See Section 3507.01			
b. Wind					
i. Roof mounted		Permitted height plus 10%			
c. Wood burning		Permitted height plus 10%			
FOOTNOTES					

1. Figure 3-5 provides a summary of development standards pertaining to density, height limits, site area, site coverage, and walls and fences for County zoning districts. Section 3505 provides further explanation of these requirements including important definitions and methods of calculation. It is important to note that the information in this figure is not all-inclusive. It must be used in conjunction with the text in Section 3505 to identify the requirements applicable to a development. Figure 3-6 provides a summary of required setbacks for the various County zoning districts.

2. Additional regulations pertaining to density are stated in Section 3505.02. The maximum zoned density limits listed in Figure 3-5 represent the theoretical maximum or absolute ceiling of density allowed on a property in a given zoning district. The ultimate zoning density that can be achieved on any given lot may be further restricted by: application of master plan goals or policies, subdivision regulations, development standards, other provisions in the Code, or any other laws, rules, or regulations.

3. Additional regulations pertaining to height limits are stated in Section 3505.06.

4. Additional regulations pertaining to site area are stated in Section 3505.14.

5. Additional regulations pertaining to site coverage are stated in Section 3505.15.

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX[1]

(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES)

ZONING DISTRICT	MAXIMUM ZONED DENSITY [2]	HEIGHTS LIMITS [3]	SITE AREA [4]	SITE COVERAGE [5]	WALLS/FENCES [7]

6. Maximum Zoned Density excludes residential uses. One caretaker unit and bunkhouses for employees are allowed as a conditional use in association with an active mining operation in accordance with Section 3809.04 et. al.

7. Additional regulations pertaining to walls and fences are stated in Section 3505.17

8. Height limits as stated under General are applicable to residential and other buildings/structures as noted.

9. These standards shall be established as part of the CUP approved for the community facility.

10. No exceptions allowed in minimum lot size requirement for these uses. These uses shall not be established on nonconforming lots, whether deemed legal or illegal.

11. Height limits to be established through conditional use permit, location and extent approval, or 1041 permit, whichever is applicable.

12. Exemption from site area requirements is not an exemption from the requirement to plat the site.

13. Site area requirements are not intended to preclude the creation of phasing or footprint lots which are smaller than the minimum required, as long as requirements of Section 3505.14 are met.

14. Parcels created through the rural land use subdivision process may have additional restrictions on use. Please refer to Section 8424 to determine use restrictions that may apply.

15. Requirements listed under general for a district apply to all land uses in the district unless a different requirement is listed for a specific land use.

16. Allowance is made for lots of less than the minimum site area when subdividing a lot developed with a duplex; see Section 3505.14.

17. Variation of site area and site coverage requirements in the R-P and R-25 zoning districts may be allowed by the Review Authority upon submission and approval of a detailed site plan.

18. Density and dimensional requirements, other than building height, shall be determined as part of required site plan review for any properties in the SU-1 and RP zoning districts.

19. Additional regulations pertaining to tower mounted wind turbines are stated in Section 3507.02.