

802 TWO- AND THREE-FAMILY DWELLINGS (11/13/08)

802.01 APPLICATION OF SECTION

This section shall apply to new two- and three-family dwellings and to conversions of existing single-family dwellings into two-family dwellings in Urban Low Density Residential, and RA-1 zoning districts. (11/13/08)

802.02 CONDITIONAL STANDARDS

The following conditional standards shall apply:

A. Number of Dwelling Units: The number of dwelling units (DU) allowed on a subject property shall be determined by the following method, except as modified by Subsection 802.02(A)(3): (11/13/08)

1. Calculate the land area of the subject property. The result is the gross site area (GSA). (11/13/08)
2. Divide the gross site area (GSA) by the Minimum Lot Area Per Dwelling Unit (MLA) of the applicable zoning district as shown in Table 1. The result is the number of dwelling units (DU) allowed. The calculation is represented by the following formula:  $(GSA / MLA) = DU$ . (11/13/08)

**Table 1 (11/13/08)**

<b>Zoning District</b>	<b>Minimum Lot Area (MLA) Per Dwelling Unit (in square feet)</b>
R-5	3,333
R-7	4,662
R-8.5	5,661
R-10	6,660
R-15	9,990
R-20	13,320
R-30	19,980
RA-1	43,560 (1 acre)

3. Add Applicable Bonus Units: In Urban Low Density Residential (ULDR) zoning districts bonus units shall be allowed subject to the following criteria: (11/13/08)

- a. The proposed development shall include a minimum of 4 dwelling units. (11/13/08)

- b. The bonus unit categories and corresponding maximum increases to the base number of units are as follows: (11/13/08)
  - i. Affordable Housing. Living units qualifying and approved for housing for low-income families or for the elderly under a federal, state, or local program will be provided in the development. (11/13/08)
    - a. One bonus unit is allowed per affordable unit provided up to 5% of the number of dwelling units allowed by Section 802.02(A)(2). (11/13/08)
    - b. If affordability requirements are not specified by a federal, state, or local program, an affordability covenant or other mechanism to ensure affordability, deemed acceptable by the County, shall be attached to the affordable units. (11/13/08)
  - ii. Park Dedication. Improved site area is dedicated as a park and accepted by the County or other public agency pursuant to Section 1011. (11/13/08)
    - a. The maximum increase in bonus units via park dedication is 10% of the number of dwelling units allowed by Section 802.02(A)(2). (11/13/08)
- 4. Any partial figure of one-half or greater shall be rounded up to the next whole number, except in the case of a subdivision or partition of 10 lots or fewer. (11/13/08)
- 5. The result is maximum number of units allowed. (11/13/08)
- 6. Developments approved under Section 802 are exempt from minimum lot size requirements. (11/13/08)
- B. Minimum Offstreet Parking: 1-½ spaces per dwelling unit. (5/22/03)
- C. Landscaping: A minimum of 25 percent of the lot area shall be developed as landscaped or recreational areas. (5/22/03)