ZPH2025-00012
DIMENSIONAL REQUIREMENTS & PERMITTED USES TEXT AMENDMENT
DRAFT LANGUAGE - 6/16/2025

~~Strikethrough~~ --deletion

Underlined addition

Sec. 78-581. - Definitions.

Building, setback line means a line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise provided. Front setback lines shall be measured from the ~~highway~~ road right-of-way, the maintenance line for the public road that does not have a defined right-of-way, or the property line if neither a road right-of-way or maintenance line is present. ~~For purposes of the Beaverdam District only, front setback lines shall be measured from the edge of the road.~~

Setback means a continuous strip of land, measured perpendicular from the plane of the building or structure out to the closest property line or road right-of-way~~, except as otherwise provided in the Beaverdam Zoning District~~.

Sec. 78-640. - Statement of district intent.

(j) Beaverdam Low-Density Residential District (BDM). It is the purpose and intent of the Beaverdam Low-Density Residential District to protect existing and future development in Beaverdam Valley from incompatible uses~~;~~, and to provide for ~~low-density~~ single- and two-dwelling residential development and agricultural uses~~.; and, to set certain standards for such uses based upon an analysis of existing and future conditions of topography, access, public water and sewer utilities, and community facilities, as well as health, safety and general welfare considerations.~~

Sec. 78-641. - Permitted uses.

(a) Permitted use table. Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1—Permitted Use Table	
Uses	**P = Permitted** **~~C~~ S = Allowed as ~~Conditional~~ Special Use** **SR = Permitted with Special Requirements** **Blank Space = Not Permitted**

	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Two residential dwelling units (attached or detached)	P	P	P	P	P	P	P	P	P		P	P
Subdivisions, alternative path hillside development	P	P	P	P	P	P	P	P	P		P	P
Subdivision, conservation development	P	P	P	P	P	P	P	P	P		P	p

Sec. 78-642. Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements											
Districts	Min. Lot Size 1, 2, 4, 5 (Square Feet)	Density 2, 4		Min. Yard Setback Requirements in Feet 3, 4						Max. Height (Feet)	Disturbed & Impervious Limits (Lot size acreage)
		Min. Land Area Per Dwelling (sq ft)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard		
BDM Beaverdam	~~See Footnote 6 and 8~~ 30,000 (no public sewer); 20,000 (public sewer)	~~See Footnote 6 and 8~~ ~~No more than 1 unit per lot~~ No more than 2 units per lot	~~See Footnote 6 and 8~~ ~~No more than 1 unit per lot~~ 2 units per lot	~~See Footnote 7 and 8~~ 10	~~15~~ 10	~~25~~ 20	~~See Footnote 7 and 8~~ 10	~~15~~ 10	~~25~~ 20	35	<0.5 acre: N/A 0.5-1 acre: 80% / 60% 1-4 acre: 60% / 45%

											5-9 acre: 40% / 30% 10+ acre: 30% / 20%

~~Footnotes 7—9: Applicable to Beaverdam Low-Density Residential District (BDM) only.~~

Footnote 7—Beaverdam Only Development standards:

% Natural Slope	Lot Frontage (Feet)*	Minimum Lot Size (Acres)	Maximum Disturbed	Maximum Impervious Cover (Acres)
			If lot is < 0.75 Acres: 80% of lot	tab>
0—9.99 with public water and sewer	100	0.5	If lot is < 0.75 Acres: 80% of lot If lot is 0.75—1 Acres: 75% of lot If lot is > 1 Acre: 0.75 acres	0.375
0—9.99 no public water and sewer	100	1.1	0.75 Acres	0.375
10—14.99 with or without public utilities	100	1.1	0.75 Acres	0.375
15—19.99 with or without public utilities	100	1.5	0.75 Acres	0.375
20—24.99 with or without public utilities	150	2	0.75 Acres	0.375
25—29.99 with or without public utilities	150	2	0.75 Acres	0.375
30—34.99 with or without public utilities	175	2.5	0.75 Acres	0.375
35—39.99 with or without public utilities	175	3	0.75 Acres	0.375
40+ with or without public utilities	200	5	0.75 Acres	0.375

** Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.*

Footnote 8—Beaverdam Only

% Natural Slope	Minimum Yard Setback Requirements		
	Front Yard From Edge of Road (Feet)	Side Yard (Feet)	Rear Yard (Feet)
0—39.99	35	15	25
40+	15	15	25

Footnote 9—Beaverdam Only

a. The natural slope is calculated using the following formula:

$$S\% = \frac{0.0023 \times I \times L}{A}$$

Where:

S = Average natural slope of parcel in percent

I = Contour interval of map in feet, with said intervals to be five feet or less

L = Total length of the contour lines within the parcel in feet

A = Area of the parcel in acres

0.0023 = Constant which converts square feet into acres

b. In addition, applicants may submit an alternate method of slope calculation for consideration. These methods may include, but are not limited to, the following methods: weighted average, slope mapping, other field based techniques, etc.