

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
A-1: AGRICULTURAL						
1. General ¹⁷			20 acres	None	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			65% Total impervious 50% Building	35% site area	6' with a maximum of 4' in the front setback area
4. Community Facility						6' with a maximum of 4' in the front setback area
5. Crematorium, Animal			20 acres ¹⁰			
6. Dude Ranch/Resort			20 acres ¹⁰			
7. Office, Farm	1 office / ranch or farm					
8. Residential ¹⁶						
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%				
ii. Ground mounted		25', See Section 3507.01				
b. Wind						
i. Roof mounted		Permitted height plus 10%				
ii. Tower mounted		80' ²¹				

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
c. Wood burning		Permitted height plus 10%				
BC: BACKCOUNTRY						
1. General ¹⁷	1 unit / 20 acres – See Section 3514 et seq.	25'	20 acres	See Section 3514	none	
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	none	
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%				
B-1: Highway Business						
1. General ¹⁷	None See Section 3520 et seq.	35'	None	85% Total impervious 50 % Building	15% site area	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						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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 feet 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.	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				
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 ¹⁷	None	2 stories or maximum of 35'	5 acre/district; 40,000 sq. ft/parcel ¹³	85% Total impervious 50% Building	15% site area ¹⁴	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			

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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 ¹⁷	None	2 stories or maximum of 35'	1 acre / district; 20,000 sq. ft./parcel ¹³	85% Total impervious 50 % Building	15% site area ¹⁴	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%				
I-1: INDUSTRIAL						
			5 acres/ district; 20,000	85% Total impervious		10' with a maximum of 6' in

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
1. General ¹⁷	FAR 0.75:1	50'	sq. ft./parcel	65% Buildings	15% site area ¹⁴	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				
b. Wind						
i. Roof mounted		Permitted height plus 10%				
c. Wood burning		Permitted height plus 10%				
M-1: MINING						
1. General ¹⁷	FAR 0.75:1	None	1 acre	85% Total impervious 65% Buildings	15% site area	10' with a maximum 6' in the front setback area
2. 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			
3. Public Utility Facilities (excluding communication towers)			¹¹ Exempt ¹²			
4. Renewable Energy Systems						
a. Solar						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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%				
MHP: MANUFACTURED HOME PARK						
1. General ¹⁷	7 units / 40,000 square feet	25'	10 acres/park; 5,250 sq. ft./home site	50% Impervious	25% site area	6' with a maximum of
				65% Total impervious		¹⁵ 4' in the front setback area
2. Community Building	FAR 0.75:1	35'	20,000 sq. ft.	50% Building	25% site area	
3. Community Facility		⁹	⁹	⁹	15% site area	
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 US Forest Service approved authorization						
PUD: PLANNED UNIT DEVELOPMENT						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹

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

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
<p>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 height limits, site area, site coverage, required open space, or heights of walls and fences, the provisions shall apply as determined by the Planning Director based on 3505.01.A.</p>						
RU: RURAL RESIDENTIAL						
1. General ¹⁷	1 unit / 5 acres 1 unit / 19.9 acres	35'	5 acres	None	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	25% site area	
3. Community Facility						
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' ²¹				
c. Wood burning		Permitted height plus 10%				
RE: RURAL ESTATE						
1. General ¹⁷	1 unit / 2 acres to 1 unit / 4.9 acres	35'	2 acres	None	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	25% site area	
3. Community Facility						
4. Communications Tower						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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' ²¹				
c. Wood burning		Permitted height plus 10%				
RME: RESIDENTIAL MOUNTAIN ESTATES						
1. General ¹⁷	1 unit / 80,000 square feet See Section 3516 et seq.	35'	80,000 sq. ft.	None	None	6' with a maximum of 4' in the front setback area
2. Community Facility		35'	40,000 sq. ft.	35% Total impervious		
3. Renewable Energy Systems				25% Building	65% site area	6' with a maximum of 4' in the front setback area
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 ¹⁷	1 unit / 40,000 square feet	35'	40,000 sq. ft.	35% Total impervious	65% site area	6' with a maximum of 4' in the front setback area

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
				65% Total impervious		
2. Community Building	FAR 0.75:1	45'		50% Building	35% site area	
3. Community Facility						
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)			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-2: RESIDENTIAL (2 UNITS / ACRE)						
1. General ¹⁷	1 unit / 20,000 square feet	35'	20,000 sq. ft.	50% Total impervious 35% Building	50% site area	6' with a maximum of 4' in the front setback area
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	35% site area	
3. Community Facility			40,000 sq. ft.			
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)			Exempt ¹²			
6. Renewable Energy Systems						
a. Solar						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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-3: RESIDENTIAL (3 UNITS / ACRE)						
1. General ¹⁷	1 unit / 13,250 square feet	35'	13,250 sq. ft.	50% Total impervious 45% building	50% site area	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	35% site area	
3. Community Facility			40,000 sq. ft.			
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-4: RESIDENTIAL (4 UNITS / ACRE)						
1. General ¹⁷	1 unit / 10,000 square feet	35'	10,000 sq. ft. ¹⁸	50% Total impervious 45% Building	50% site area	6' with a maximum of 4' in the front setback area
				65% Total impervious		

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	35% site area	
3. Community Facility			40,000 sq. ft.			
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 ¹⁷	1 unit / 6,000 square feet	35'	6,000 sq. ft. ¹⁸	65% Total impervious 55% building	35% site area	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	35% site area	
3. Community Facility			40,000 sq. ft.			
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				

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
b. Wind						
i. Roof mounted		Permitted height plus 10%				
c. Wood burning		Permitted height plus 10%				
R-25: High Density Residential						
1. General ¹⁷	25 units / acre See Section 3518 et seq.	35'	6,000 sq. ft. ²⁰	65% Total impervious 55% Building ²⁰	35% site area ²⁰	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%				
R-P: Residential with Plan						
1. General ¹⁷	15 units / acre See Section 3517 et seq.	35'	6,000 sq. ft. ²⁰			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						

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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 ¹⁷	1 unit / 5,000 square feet	35'	5,000 sq. ft.	50% Total impervious 35% Building	N/A	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	35% site area	6' with a maximum of 4' in the front setback area
3. Community Facility			40,000 sq. ft.			
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)			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 ¹⁷	1 unit / 40,000 square feet	35'	40,000 sq. ft.	35% Total impervious 25% Building	N/A	6' with a maximum of 4' in the front setback area

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
 (MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
				65% Total impervious		
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	35% Building	35% site area	6' with a maximum of 4' in the front setback area
3. Community Facility			40,000 sq. ft.			
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)			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%				
SU-1 (Special Use)						
1. General ¹⁷	See Section 3519 et seq. ²⁰	35'				
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)			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%				

FIGURE 3-5

DEVELOPMENT STANDARDS MATRIX¹
(MAXIMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, OPEN SPACE AREA, WALLS/FENCES)

DISTRICT	MAXIMUM ZONED DENSITY ²	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE ⁵	OPEN SPACE REQUIREMENT ⁶	WALLS/FENCES ⁷
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, open space area, 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 County zoning districts.
2. Additional regulations pertaining to density are stated in Section 3505.02. In accordance with the applicable master plans, and §8004 of this Code, it is acknowledged and expressly intended that the application of master plan provisions during subdivision review, as well as subdivision regulations and other sections of this Code, can limit and effect the type and density of land uses that may be located on the property below the maximum density set by zoning.
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.
6. Additional regulations pertaining to open space requirements are stated in Section 3505.10.
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 lots that do not meet the minimum size requirement.
11. Height limits to be established through conditional use permit, location and extent approval, or 1041 permit, which ever 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. All unimproved areas that are not landscaped shall be screened from view by opaque fencing.
15. The front yard of each home site in a manufactured home park shall have landscaping installed by the developer prior to first sale or occupancy of the home site.
16. 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 apply.
17. 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.
18. Allowance is made for lots of less than the minimum site area when subdividing a lot developed with a duplex; see Section 3505.14.
19. Variation of site area, site coverage and open space 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.
20. 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.
21. Additional regulations pertaining to tower mounted wind turbines are stated in Section 3507.02