DEVELOPMENT STANDARDS MATRIX¹ MAXIMUM ZONED DENSITY HEIGHT LIMITS SITE AREA SITE COVERAGE WALLS/FENCES

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2		A, SITE COVERAGE, WA	SITE COVERAGE 5	WALLOGEN 7
ZONING DISTRICT	MAXIMUM ZONED DENSITY	HEIGHTS LIMITS	SITE AREA	SITE COVERAGE	WALLS/FENCES
A-1: AGRICULTURAL	l			l	I
1. General ¹⁵			20 acres	None	
		35' residential			
a.parcels 35 acres or more		development			None
		50' for other			
b.parcels less than 35 acres but not		buildings or			Come on DII
less than 20 acres	4	structures			Same as RU
c. parcels less than 20 acres					Same as RU
2. Communications Tower		11			
a. commercial		300' 11	20 acres		
		35' w/o CUP, 300'			
b. commercial, accessory		w/ CUP ¹¹	20 acres		
		35' w/o CUP, 300'	Exempt; see Section		
c. noncommercial		w/ CUP ¹¹	3805		
				65% Total	
				impervious	6' with a maximum of 4' ir
Community Building	FAR 0.75:1	C	*	50% Building	the front setback area
4. O		9	9	9	6' with a maximum of 4' in
4. Community Facility			3100		the front setback area
5. Crematorium, Animal			20 acres ¹⁰		
6. Dude Ranch/Resort			³ 20 acres ¹⁰		
7. Office, Farm	1 office / ranch or farm	3	3		
8. Residential ^{14, 20}					
			Conventional subdiv. 20		
			acres; rural land use		
0 () 1 11 11		0.51	subdiv.: See Section		
a. One-family dwelling unit	1 unit / 20 acres	35'	8420		
b. caretaker unit	1 unit / ranch or farm	35'			
c. bunkhouse	1 facility / ranch or farm	35'			
9. Public Utility Facilities (excluding		11	Exempt 12		
communication towers)			Exempt		
10. Renewable Energy Systems					
a. Solar		D			
: Doof mounted		Permitted height			
i. Roof mounted		plus 10% 25', See Section			
ii. Ground mounted		3507.01			
ii. Gibuna mountea		3307.01	<u> </u>	<u> </u>	

DEVELOPMENT STANDARDS MATRIX 1

ONING DISTRICT	MAXIMUM ZONED DENSITY 2		A, SITE COVERAGE, W. Isite adea 4		WALLS/FENCES 7
State District	MAXIMUM ZONED DENSITY	neign is Liwiiis	SITE AREA	SITE COVERAGE	WALLS/FENCES
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
ii. Tower mounted		80' ¹⁹			
		Permitted height			
c. Wood burning		plus 10%			
BC: BACKCOUNTRY					
	1 unit / 20 acres				
1. General ¹⁵	See Section 3514 et seq.	25'	20 acres	See Section 3514	
2. Communications Tower				See Section 3514	
a. commercial		300' ¹¹	20 acres		
			Exempt; see Section		
b. noncommercial		35' w/ CUP ¹¹	3805		
3. Residential: One-family dwelling					
unit	1 unit / 20 acres	25'	20 acres	See Section 3514	
4.Public Utility Facilities (excluding		11			
communication towers)		''	Exempt 12	See Section 3514	
5. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
:: Construed on a constant		25', See Section			
ii. Ground mounted		3507.01			
b. Wind		Dormitted beight			
i. Roof mounted		Permitted height plus 10%			
i. Nooi illounteu		Permitted height			
c. Wood burning		plus 10%			

DEVELOPMENT STANDARDS MATRIX 1 MAXIMUM ZONED DENSITY HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/EENCE

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2		A, SITE COVERAGE, WA	SITE COVERAGE 5	NALL SEENCES 7
ZONING DISTRICT	MAXIMUM ZONED DENSITY	HEIGHTS LIMITS	SITE AREA	SITE COVERAGE	WALLS/FENCES
B-1: Highway Business	·	·			
				85% Total	
	None			impervious	8' with a maximum of 4' in
1. General ¹⁷	See Section 3520 et seq.	35'	None	50 % Building	the front setback area
2 Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
a Mandhumina		Permitted height			
c. Wood burning 3.Public Utility Facilities (excluding		plus 10%			
communication towers)		11	Exempt 12		
B-3: BUSINESS			LXCIIIpt	<u> </u>	<u> </u>
B-3: BUSINESS	1	1		1	
			No site area for		
	FAR 1:12	30' for residential	residential only		
	· · · · · · · -	only projects; 32'	projects; 20,000 square		
		for all other	feet for new lots in non-		
1. General ¹⁷	See Section 3515 et seq.	projects.	residential projects.	et seq.	See Section 3515 et seq.
2. Communications Tower	·		,	'	
a. commercial		300' ¹¹			
a. commercial		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
Renewable Energy Systems		55.			
a. Solar					
a. Colai		Permitted height			
i. Roof mounted		plus 10%			

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

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS I IMITS 3	SITE ADEA 4	SITE COVERAGE 5	WALLS/FENCES 7
	WAXIMUWI ZONED DENSITT	HEIGHTS LIWITS	SITE AREA	SITE COVERAGE	WALLS/FENCES
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
3.Public Utility Facilities (excluding		•			
communication towers)		11	Exempt 12		
CG: GENERAL COMMERCIAL		•	•	•	
				85% Total	
		2 stories or	5 acre/district; 40,000	impervious	8' with a maximum of 4' in
1. General ¹⁵	None	maximum of 35'	sq. ft/parcel ¹³	50% Building	the front setback area
2. Communications Tower					
a. commercial		300' ¹¹	40,000 sq. ft.		
a. commercial		35' w/o CUP, 300'	10,000 04. 16.		
b. commercial, accessory		w/ CUP ¹¹	40,000 sq. ft.		
b. commercial, accessory		35' w/o CUP, 300'	Exempt; see Section		
c. noncommercial		w/ CUP ¹¹	3805		
Triblic Utility Facilities (excluding)		W/ COP	3003		
communication towers)		11	Exempt 12		
Renewable Energy Systems			LACITIPE		
a. Solar		Permitted height			
i. Roof mounted		plus 10%			
i. Rooi mounted		25', See Section			
ii. Ground mounted		3507.01			
b. Wind		3307.01			_
D. WIIIU		Permitted height			<u> </u>
i. Roof mounted		plus 10%			
i. Nooi illounteu		Permitted height			
c. Wood burning		plus 10%			
CN: NEIGHBORHOOD COMMERCIAL	<u> </u>	Piao 1070		<u> </u>	<u> </u>
CIV. NEIGHBORHOOD COMMERCIAL	<u> </u>			85% Total	
				impervious	
		0 -4	1 acre / district; 20,000		01
1.0	.	2 stories or			8' with a maximum of 4' ir
1. General ¹⁵	None	maximum of 35'	sq. ft./parcel ¹³	50 % Building	the front setback area
2. Communications Tower					

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

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2			SITE COVERAGE 5	WALLS/FENCES 7
a. commercial		300' ¹¹	40,000 sq. ft.		
		35' w/o CUP, 300'			
b. commercial, accessory		w/ CUP ¹¹	40,000 sq. ft.		
•		35' w/o CUP, 300'	Exempt; see Section		
c. noncommercial		w/ CUP ¹¹	3805		
3. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
Renewable Energy Systems					
a. Solar					
-		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
I-1: INDUSTRIAL					
				85% Total	
			5 acres/ district; 20,000	impervious	10' with a maximum of 6'
1. General ¹⁵	FAR 0.75:1	50'	sq. ft./parcel	65% Buildings	in the front setback area
2. Manufacturing Equipment		None	·		
3. Communications Tower					
a. commercial		300' ¹¹	20,000 sq. ft.		
		35' w/o CUP, 300'	.,		
b. commercial, accessory		w/ CUP ¹¹	20,000 sq. ft.		
2. 22		35' w/o CUP, 300'	Exempt; see Section		
c. noncommercial		w/ CUP ¹¹	3805		
Public Utility Facilities (excluding)		551			
communication towers)		11	Exempt 12		
5. Renewable Energy Systems			'		
a. Solar	+				
u. 00iai		Permitted height			
i. Roof mounted		plus 10%			
	 	25', See Section			
ii. Ground mounted		3507.01		1	

DEVELOPMENT STANDARDS MATRIX 1 AXIMUM ZONED DENSITY HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCE

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS I IMITS 3	SITE AREA 4	SITE COVERAGE 5	WALLS/FENCES 7
	III. SAIMOM ZONED DENOIT	Included the second of the s		SITE SOVERAGE	TIALLON LITOLO
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
M-1: MINING					
		Under 35 acres -			
		50'		85% Total	
		35 acres or larger		impervious	10' with a maximum
1. General ^{15, 6}	N/A	none	1 acre	65% Buildings	6' in the front setback are
All permitted Residential Uses,					
Caretaker, recreational vehicles,					6' with a maximum of 4' in
bunkhouses	N/A	35'	N/A	N/A	the front setback area
3. Communications Tower					
a. commercial		300' ¹¹	1 acre		
		35' w/o CUP, 300'			
b. commercial, accessory		w/ CUP ¹¹	1 acre		
		35' w/o CUP, 300'	Exempt; see Section		
c. noncommercial		w/ CUP ¹¹	3805		
Public Utility Facilities (excluding		11	_ 12		
communication towers)		''	Exempt 12		
5. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
ii. Ground mounted		25', See Section 3507.01			
		3307.01			
b. Wind		Permitted height			
i. Roof mounted		plus 10%			
ii. Tower mounted		80' ¹⁹			
II. TOWEI IIIOUIILEU	+	Permitted height		+	
c. Wood burning		plus 10%			

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 ADEA 4	SITE COVERAGE 5	WALLS/FENCES 7
	MAXIMOM ZONED DENSIT	HEIGHTS LIWITS	SITE AREA	SITE COVERAGE	WALLS/FENCES
MHP: MANUFACTURED HOME PAR	ĸ	1	1		J
			10 acres/park; 5,250		6' with a maximum of
1. General ¹⁵	7 units / 40,000 square feet	25'	sq. ft./home site	50% Impervious	4' in the front setback area
				65% Total	
				impervious	
2. Community Building	FAR 0.75:1	35'	20,000 sq. ft.	50% Building	
3. Community Facility		9		9	9
4. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities (excluding		11	40		
communication towers)		11	Exempt 12		
Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
:: C		25', See Section			
ii. Ground mounted		3507.01			
b. Wind		Downitted beingt			
i. Roof mounted		Permitted height plus 10%			
i. Nooi mounteu	+	Permitted height			
c. Wood burning		plus 10%			
NR-2: NATURAL RESOURCES		P140 1070	1		<u> </u>

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.

RU: RURAL RESIDENTIAL		
1 unit / 5 acres		6' with a maximum of 4' in

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

,	IMUM ZONED DENSITY, HEIGH				_
ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE 5	WALLS/FENCES 7
1. General ^{15, 20}	1 unit / 19.9 acres	35'	5 acres	None	the front setback area
				65% Total	
				impervious	
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility	1 AC 0.73.1	9 9	9	9 9	9
Communications Tower					
		0.001.11			
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities (excluding		11	_ 12		
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
ii. Tower mounted		80' ¹⁹			
		Permitted height			
c. Wood burning		plus 10%			
RE: RURAL ESTATE	•				•
	1 unit / 2 acres to 1 unit / 4.99				6' with a maximum of 4' in
1. General ^{15, 20}	acres	35'	2 acres	None	the front setback area
				65% Total	
				impervious	
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility	'	9		9	9
4. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹			
b. noncommercial		w/ CUP ¹¹	3805		

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%			
ii. Tower mounted		80' ¹⁹			
c. Wood burning		Permitted height plus 10%			

DEVELOPMENT STANDARDS MATRIX 1 YIMI IM ZONED DENISITY HEIGHT LIMITS SITE AREA SITE COVERAGE WALLS/EE

(MAX	DEVELOP IMUM ZONED DENSITY, HEIGHT	PMENT STANDARDS FLIMITS, SITE AREA		ALLS/FENCES)	
ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS 3	SITE AREA 4	SITE COVERAGE 5	WALLS/FENCES 7
RME: RESIDENTIAL MOUNTAIN EST	TATES	1			
	1 unit / 80,000 square feet				6' with a maximum of
1. General ^{15, 20}	See Section 3516 et seq.	35'	80,000 sq. ft.	None	4' in the front setback area
	·			35% Total impervious	
2. Community Facility		35'	40,000 sq. ft.	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)					•
				35% Total impervious	
1. General ^{15, 20}	1 unit / 40,000 square feet	35'	40,000 sq. ft.	25% Building	6' with a maximum of 4' in the front setback area
				65% Total impervious	
2. Community Building	FAR 0.75:1	45'		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			40		
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					
a. Solar					

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

<u> </u>	(IMUM ZONED DENSITY, HEIGH			ALLS/FENCES)	
ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS 3	SITE AREA 4	SITE COVERAGE 5	WALLS/FENCES 7
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
R-2: RESIDENTIAL (2 UNITS / ACRE)				
				50% Total	
				impervious	6' with a maximum of 4' in
1. General ^{15, 20}	1 unit / 20,000 square feet	35'	20,000 sq. ft.	35% Building	the front setback area
				65% Total	
				impervious	
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility	,	9	40,000 sq. ft.	,	
4. Communications Tower			1		
a. commercial		300' ¹¹			
a. commercial		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities (excluding		W/ COI	3003		
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					
a. Solar					
a. 30iai		Permitted height			
i. Roof mounted		plus 10%			
i. Nooi mounted		25', See Section			
ii. Ground mounted		3507.01			
b. Wind	+				
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			

DEVELOPMENT STANDARDS MATRIX¹

ZONING DISTRICT	(IMUM ZONED DENSITY, HEIGHT MAXIMUM ZONED DENSITY 2				WALLS/FENCES 7
	INIMALINIUM ZONED DENSITY	HEIGHTS LIWITS	SITE AREA	SITE COVERAGE	WALLS/FENCES
R-3: RESIDENTIAL (3 UNITS / ACRE)	<u>.</u>			1
				50% Total	
				impervious	
					6' with a maximum of 4' in
1. General ^{15, 20}	1 unit / 13,250 square feet	35'	13,250 sq. ft.	45% building	the front setback area
				65% Total	
				impervious	
				500/ D :1.1:	
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility	•	, s	40,000 sq. ft.	Š	'
4. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			

DEVELOPMENT STANDARDS MATRIX ¹ (IMUM ZONED DENSITY, HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/FENCES

,	KIMUM ZONED DENSITY, HEIGHT				-
ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS ³	SITE AREA 4	SITE COVERAGE 5	WALLS/FENCES 7
R-4: RESIDENTIAL (4 UNITS / ACRE	<u> </u>	1		1	
				50% Total	
				impervious	6' with a maximum of 4' in
1. General ^{15, 20}	1 unit / 10,000 square feet	35'	10,000 sq. ft. ¹⁶	45% Building	the front setback area
				65% Total	
				impervious	
Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility		3	40,000 sq. ft.		,
4. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities					
(excluding communication towers)	7	11	Exempt 12		
6. Renewable Energy Systems			·		
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
- W I b		Permitted height			
c. Wood burning		plus 10%			
R-6: RESIDENTIAL (6 UNITS/ACRE)	1	1	T	[65% Total	
				impervious	
1 Canada 15, 20	1	251	6,000 sq. ft. ¹⁶	55% building	6' with a maximum of 4' in
1. General ^{15, 20}	1 unit / 6,000 square feet	35'	6,000 sq. it.	65% Total	the front setback area
				impervious	
2. Community Building	FAR 0.75:1	45'	40,000 sq. ft.	50% Building	
3. Community Facility	1 713 0.7 3.1	9	40,000 sq. ft.	So /o Dullulling	9
Communications Tower			70,000 sq. It.		
		300' ¹¹			
a. commercial		35' w/o CUP, 300'			
h nanaammarajal		w/ CUP ¹¹	Exempt; see Section		
b. noncommercial		W/ CUP	3805		<u> </u>

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

ZONING DISTRICT	MAXIMUM ZONED DENSITY 2				WALLS/FENCES 7
5. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
R-25: High Density Residential		_		1050/ =	
	05			65% Total	
	25 units / acre			impervious	
	See Section 3518 et seq.				
				55% Building	6' with a maximum of 4' in
1. General ^{15, 20}		35'	6,000 sq. ft. ¹⁸	18	the front setback area
Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
3. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
4. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			

DEVELOPMENT STANDARDS MATRIX 1 XIMUM ZONED DENSITY HEIGHT LIMITS, SITE AREA, SITE COVERAGE, WALLS/EENCES

(MAX	IMUM ZONED DENSITY, HEIGHT	LIMITS, SITE AREA	A, SITE COVERAGE, WA	ALLS/FENCES)	
ZONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS 3	SITE AREA ⁴	SITE COVERAGE 5	WALLS/FENCES 7
R-P: Residential with Plan				<u> </u>	
	15 units / acre				6' with a maximum of 4' in
1. General ^{15, 20}	See Section 3517 et seq.	35'	6,000 sq. ft. ¹⁷	18	the front setback area
2. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
3. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
4. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
		Permitted height			
c. Wood burning		plus 10%			
RC-5,000: RURAL COMMUNITY (5,00	0 SQ. FT. LOTS)			1500/ T / I	
				50% Total	
				impervious	
45.20					6' with a maximum of 4' in
1. General ^{15, 20}	1 unit / 5,000 square feet	35'	5,000 sq. ft.	35% Building	the front setback area
				65% Total	
				impervious	
					6' with a maximum of 4' in
Community Building	FAR 0.75:1	45'	40,000 sq. ft.	35% Building	the front setback area
3. Community Facility	9	9	40,000 sq. ft.	9	9
Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
5. Public Utility Facilities (excluding					
communication towers)		11	Exempt 12		
6. Renewable Energy Systems					

DEVELOPMENT STANDARDS MATRIX¹

MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS	SITE AREA	SITE COVERAGE	WALLS/FENCES 7
	Darmittad baight			
	*			
	0007.01			
	Permitted height			
-	Permitted height			
	plus 10%			
,000 SQ. FT. LOTS)	1.	•		-
,			35% Total	
			impervious	
				6' with a maximum of 4' in
1 unit / 40,000 square feet	35'	40,000 sq. ft.	25% Building	the front setback area
			65% Total	
			impervious	
				6' with a maximum of 4' in
FAR 0.75:1	45'	40,000 sq. ft.	35% Building	the front setback area
ę	9	40,000 sq. ft.	(9
	300' ¹¹			
	35' w/o CUP, 300'	Exempt: see Section		
	w/ CUP ¹¹			
-				
	11	Exempt 12		
	Permitted height			
	plus 10%			
	3507.01			
	Indian 400/			1
	plus 10% Permitted height			
		plus 10% ,000 SQ. FT. LOTS) 1 unit / 40,000 square feet 35' FAR 0.75:1 45' 300' 11 35' w/o CUP, 300' w/ CUP ¹¹ Permitted height plus 10% 25', See Section 3507.01 Permitted height	plus 10% 25', See Section 3507.01 Permitted height plus 10% Permitted height plus 10% 1 unit / 40,000 square feet FAR 0.75:1 45' 40,000 sq. ft. 300' 11 35' w/o CUP, 300' w/ CUP ¹¹ Sexempt; see Section 3805 11 Permitted height plus 10% Permitted height plus 10% 25', See Section 3507.01 Permitted height Permitted height plus 10%	plus 10% 25', See Section 3507.01

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

ONING DISTRICT	MAXIMUM ZONED DENSITY 2	HEIGHTS LIMITS ³	SITE AREA ⁴	SITE COVERAGE 5	WALLS/FENCES 7
U-1 (Special Use)		L			
1. General ¹⁵	See Section 3519 et seq. 18	35'	1	8 18	
2. Communications Tower					
a. commercial		300' ¹¹			
		35' w/o CUP, 300'	Exempt; see Section		
b. noncommercial		w/ CUP ¹¹	3805		
3. Public Utility Facilities (excluding			40		
communication towers)		11	Exempt 12		
4. Renewable Energy Systems					
a. Solar					
		Permitted height			
i. Roof mounted		plus 10%			
		25', See Section			
ii. Ground mounted		3507.01			
b. Wind					
		Permitted height			
i. Roof mounted		plus 10%			
a Manadhumaina		Permitted height			
c. Wood burning		plus 10%			
OOTNOTES					
				1	

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

DEVELOPMENT STANDARDS MATRIX¹ (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

- 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.
- 20. The height limit for a detached or caretaker unit, as applicable, ADU is 35' as stated in Section 3809.03.E.1.b.ii