

Generalized LDC Housing Type and Density Allowances per Zoning District

	District 1	District 2	District 3	District 4	District 5	District 10
Single Family Detached	By Right 2 per acre	By Right 0.4 per acre	By Right 2.5 per acre	By Right 4 per acre	By Right 8 per acre	By Right 0.4 per acre
Single Family Attached	Conditional 2 per acre	Conditional 0.4 per acre	Conditional 3 per acre	Conditional 5 per acre	By Right 8 per acre	Not Permitted
Duplex	Not Permitted	Conditional 0.4 per acre	Conditional 2.5 per acre	Conditional 4 per acre	By Right 12 per acre	Not Permitted
Townhomes	Not Permitted	Not Permitted	Not Permitted	Not permitted	By Right 20 per acre	Not Permitted
Multi-Family	Not Permitted	Not Permitted	Not Permitted	Conditional 10 per acre	Conditional 30 per acre	Not Permitted

Notes:

1. Dwelling units are not permitted in Districts D6, D7, and D8
2. District 9: Within D9, the following is permitted as a use by right: *Dwelling units stacked above or mixed with offices or other commercial space*. The District 9 standards do not provide any additional use specific information related to density or other development standards.
3. District 8 Overlay: The District 8 Senior Housing Overlay has allowances for the following, all as conditional uses. Of the 50 acres within the district, only eight (8) gross acres remain available for possible development with an anticipated net developable area of four (4) acres.
 - o Single family detached - 4 units per acre
 - o Duplex – 4 units per acre
 - o Single family attached – 6 units per acre
 - o Multi-Family – 12 units per acre