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To: Pender County Planning Board

From: Patrick T. Davenport, Director

Date: November 18, 2008

RE: Discussion: Density standards for residential development

During the November 5, 2008 Planning Board meeting, staff was directed to prepare a discussion item regarding the subject issue. Please find attached zoning ordinance section §8.10 *Schedule of District Requirements* which references the maximum residential density allowed (12 units per acre). Note #1 references the Planning Board has the authority to determine the density in Planned Development District "at development stage". In other zoning districts, minimum lot sizes are provided which effectively regulates the allowable density.

The Planning Board may consider revisions to this section that it feels is appropriate. Staff has noted this issue as an important development regulation to be addressed in the UDO project. Staff is available for questions.

PTD

8.10 Schedule of District Requirements (9)(12)(15)

PERMITTED USES	PD (1)	R-20C	R-20	R-15	R-10	RT	RA	FA	B-1	B-2	B-3	I-1	I-2	A	WS All
Lot Size (sq.ft. or noted) **(11)**	**(2)**	20,000	20,000	15,000	10,000	20,000	1 acre **(16)**	20,000	1 acre	½ acre	½ acre	1 acre	1 acre	1 ac.	2 acres
Usable Lot Area **(18)**	**(17)**	95%	95%	100%	100%	95%	55%	95%	95%	95%	95%	NA	NA	NA	50%
Lot Size (duplex) **(11)**		30,000	30,000	25,000	15,000	30,000	~~30,~~000 60,000	30,000							NA
Min. Area (rezoning)	5 acres	NA	10 acres	NA	NA	10 acre	NA	NA	1 acre	5 acres	3 acres	5 ac.	5 ac.	10 ac.	NA
Min. Lot Width-Ft	50	90	90	80	70	100	100	100	100	100	100	100	100	100	150
Min. Chord Length at ROW line for "cul de sac's"	25	45	45	35	30	45	45	45							NA
Min. Front Yd.-Ft. **(10)(14)(19)**	25	30	30	25	25	40	40	40	100	100 **(3)**	100 **(3)**	100	100	25	100
Min. Side Yard-Ft **(5) (10)(19)**	10 **(4)**	20	20	15	10	20	20	20	25	25	25	25	25	20	30
Min. Rear Yard-Ft **(10)(19)**	15	25	25	20	20	30	30	30	25	25	25	25	25	30	40
Max. Height-Ft **(6)**	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Min. Req. Structure Separation **(19)**	20	30	30	30	30	40	40	40	50	50	50	NA	NA	30	50
Buffer required **(see Sec 14)**	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Min. Parking Spaces per unit	1.5	2	2	2	2	2 (7)	2 (7)	2 (7)	(7)	(7)	(7)	(7)	(7)	(7)	2
Density per acre	12 **(8)**														NA
Lot Coverage (13)															24%

(1) See Density Standards Established by Planning Board.
(2) To be determined by Planning Board at development stage.
(3) See Sections 12.2 and 8.6 E: Pre-Existing lots of record on July 5, *1988* in the B-2 district shall be permitted a minimum front yard set back or building line set back of sixty five feet (65'). Rev. (2-13-95)
(4) Side line for "zero lot line" projects shall be in accordance with subsection 10.5 of this ordinance. Side line for "zero lot line" projects in business districts shall be in accordance with subsection 10.5 of this ordinance." Rev. (12-18-95)
(5) Section 7.8 requires minimum side yards for corner lots and applies to all lots, even prerecorded lots of record ("grandfathered lots"):

> 7.8 Corner Lots A principal structure located on a corner lot shall be required to have the minimum front yard setback from the front property line according to the district in which it is located and a minimum side yard setback from the right-of-way as follows: 1. Twenty (20) feet in R10, R15, R20, RA, and PD Districts. 2. Twenty-five (25) feet in B1, B2, I1, and I2 Districts. Corner lots on a street with setback requirements under Section "9.8 Building Setback Lines Along Major and Minor Thoroughfares must meet the requirements of that Section. Section 9.8 does not apply to lots recorded prior to November 17, 2003.

(6) Note: The Board of Adjustment may grant approval of construction where heights are greater than those listed in the District Requirements in any area. See also Section 10.3.
(7) See Section 13, off street parking and loading.
(8) Multifamily and Cluster Developments Maximum land coverage by buildings is 30% and minimum land area for common space is 50% including recreation excluding estuarine waters, wetlands and environmentally sensitive areas.
(9) See Section 12.2 "Use of Nonconforming Lots" for set back and area requirements for lots of record.
(10) See also set back requirements in Section 7.2B, 9.6, 9.7, 9.8, 10.2 & 14.3. Set backs must be calculated from the edge of any access easement.
(11) See lot area calculations in Section 7.7, New Lots. Roads or access easements cannot be included in lot area.