

ZONING

§ 180-10. Residential Low Density District. [Amended 06-04-91, Ord. 91-12; 09-05-95, Ord. 95-08; 12-19-95, Ord. 95-14; 08-06-96, Ord. 96-14; 01-02-00, Ord. 00-10; 03-18-03, Ord. 03-05; 02-28-06, 06-09; 06-13-06, Ord. 06-20; 11-11-08, Ord. 08-15].

In the R-L Residential Low Density District, the following regulations apply:

- A. Purpose: To promote single-household detached dwellings in neighborhoods and community residential areas that are well-sited, and to help to preserve the community's natural amenities and scenic views.
- B. Permitted uses.
 - 1. Single-household detached dwellings
 - 2. Duplexes
 - 3. Attached or stand-alone Townhouses
 - 4. One (1) Accessory housing unit per principal dwelling unit
 - 5. Accessory buildings and uses
 - 6. Common Areas
 - 7. Family Day Care
 - 8. Home offices
 - 9. Open Space
 - 10. Parks
 - 11. Cabin Housing as set forth in Section 180-18.8
- C. Conditional uses.
 - 1. Child Day-Care Centers
 - 2. Churches
 - 3. Homeowner Association Recreation Facilities
 - 4. Home Occupations
 - 5. Public buildings or uses
 - 6. Schools (Type 1 and Type 2)

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D. Dimension requirements.

1. Minimum lot area: ten thousand five hundred (10,500) square feet.
2. Minimum lot frontage: Sixty (60) feet.

Exception: A lot on the bulbous end of a cul-de-sac may have a minimum of thirty (30) feet lot frontage.

3. Setback requirements.
 - a. Front yard: twenty (20) feet.
 - b. Side yard: fifteen (15) feet.
 - c. Rear yard: ten (10) feet.
4. Maximum density: eight (8) units per developable acre.

Accessory Housing Unit Exemption: Any accessory housing unit meeting the town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 80% of the area median income, at a rate established by the Summit Housing Authority for that income level, and other criteria as established from time to time by the town or the Summit Housing Authority.

5. Maximum building height: thirty (30) feet.
6. Lot Coverage: Lot coverage shall not exceed fifty percent (50%) of the total lot area. If additional lot coverage incentives are utilized, in no instance shall the aggregate lot coverage allowed be more than an additional 12% of the lot area.
 - a. Accessory housing unit exception: When a deed-restricted accessory housing unit meeting the town's requirements is constructed, the lot coverage requirements shall be increased such that lot coverage shall not exceed fifty-five percent (55%) of the total lot area.
 - b. Driveway exception: Driveways, up to a maximum of twelve (12) feet in width, shall not count towards lot coverage when accessing only rear loaded garages.
7. Driveways shall comply with Chapter 155, Minimum Street Design and Access Criteria.
8. Criteria for development of three (3) or more units on a single lot or project site:

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- a. All buildings and structures greater than 20 feet in height must be separated by a minimum of 12 feet, as measured from the edge of the closest wall plane.
 - b. Any third level must not exceed 60% of the Gross Floor Area (GFA) of the story below it.
 - c. Each principal dwelling unit must be located in a detached building or structure. Note: Accessory dwelling units are permitted within the same building and in conjunction with a principal dwelling unit.
- E. Development standards. All development is subject to the goals and standards of the Residential Overlay District as set forth in §180.18.7.
- F. Duplex resubdivision exception. A duplex dwelling on a lot which meets the requirements set forth in Subsection D above may, upon application to and approval of the Planning Commission and Town Council, be resubdivided, provided that the resulting two (2) lots and the building meet the following minimum requirements:
1. Minimum lot area: five thousand two hundred fifty (5,250) square feet.
 2. Minimum lot frontage: thirty (30) feet.
 3. Setback requirements.
 - a. Front yard: twenty (20) feet.
 - b. Side yard: fifteen (15) feet.
 - c. Rear yard: ten (10) feet.
 4. The party wall in all such duplex dwellings shall run along and upon the lot line common to the resulting two (2) lots.