

ZONING

§ 180-12. Residential Highest Allowable Density District. [Amended 9-20-88, Ord. 88-6; 9-5-95, Ord. 95-8; 12-19-95, Ord. 95-14; 8-6-96, Ord. 96-14; 4-1-97, Ord. 97-7; 1-2-00, Ord. 00-10; 3-18-03, Ord. 03-05; 03-14-06, Ord. 06-11; 11-11-08, Ord. 08-15]

In the R-H Residential Highest Allowable Density District, the following regulations apply:

- A. Purpose: To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all consumers.
- B. Permitted uses.
 - 1. Single-household detached dwellings
 - 2. Duplexes
 - 3. Multi-unit dwellings
 - 4. One (1) accessory housing unit per principal dwelling unit
 - 5. Accessory Buildings and Uses
 - 6. Attached or Stand-alone Townhouses
 - 7. Boarding, Rooming, and Lodging Facilities
 - 8. Common areas
 - 9. Family day care
 - 10. Home offices
 - 11. Parks
 - 12. Cabin Housing as set forth in Section 180-18.8
- C. Conditional uses.
 - 1. Child Day Care Centers
 - 2. Churches
 - 3. Fractional Ownership units
 - 4. Group Care Facilities
 - 5. Homeowner Association Recreation Facilities
 - 6. Home Occupations
 - 7. Indoor Arts and Entertainment Centers

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8. Public buildings or uses
9. Schools (Type I and Type II)
10. Conditional uses ONLY for properties located along Granite Street and Galena Street:
 - a. Offices
 - b. Personal services

D. Dimensional requirements

1. Minimum lot area: ten thousand five hundred (10,500) square feet for single household detached units and duplex units.
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: ten (10) feet
 - c. Rear yard: ten (10) feet
4. Maximum density: sixteen (16) 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-five (35) feet.
6. Lot coverage shall not exceed fifty-five percent (55%) 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 sixty percent (60%) 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.

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7. Driveways shall comply with Chapter 155, Minimum Street Design and Access Criteria.

- E. Development standards. All development is subject to the goals and standards of the applicable overlay district as set forth in §180.18.1 - §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 the 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: ten (10) 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.