

3.2.8. RESIDENTIAL 15 (R-15) DISTRICT

A. Purpose

The purpose of the Residential-15 (R-15) District is established to provide lands that accommodate very low to low density residential development that can serve as a transition between very low density residential development patterns and smaller lot, more dense residential areas of the County. District regulations discourage development that substantially interferes with the quiet residential and recreational nature of the district.

B. Concept



C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Uses and Use-Specific Standards.

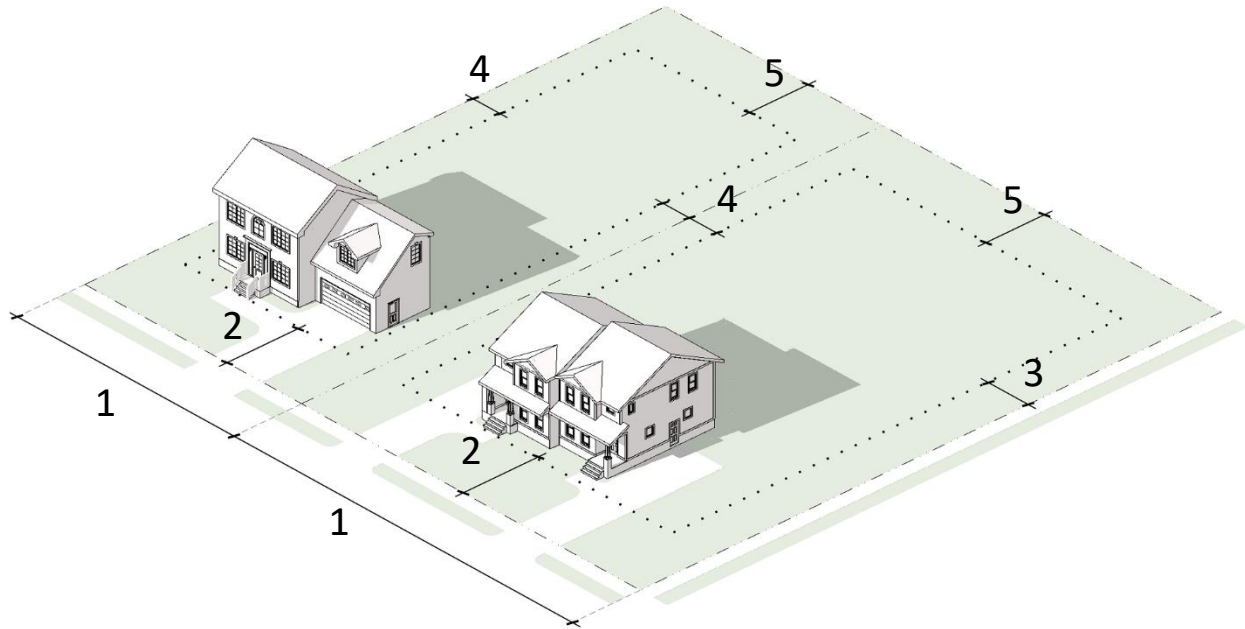
D. District Dimensional Standards

Standard	Single Family Detached	Duplex
Lot area, minimum (square feet)*	15,000	25,000
1 Lot width, minimum (feet)*	80	80
2 Front setback (feet)*	25	25
3 Side setback, street (feet)*	15	15
4 Side setback, interior (feet)*	10	10
5 Rear setback (feet)*	20	20
Density, maximum (dwelling units/acre)**	2.5	
Building height, maximum (feet)***	35	

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Applies only to Performance Residential Developments (see Section 3.1.3.D).

*** Piling support structures located in Coastal High Hazard Areas, V-Zones, or Coastal A Zones, as defined by Article 9: Flood Damage Prevention, shall have a maximum height of 44 feet.



E. Other District Standards

Any lot in any subdivision platted and recorded prior to May 3, 1976 shall not be more than ten percent less than the minimum lot area and minimum lot width established within the R-15 district, provided said lots are served by a community water system.

F. Reference to Other Standards

Article 2: Measurements and Definitions	Section 5.8 Open Space Requirements
Section 5.1 Parking and Loading	Section 5.9 Fire Hydrants
Section 5.2 Traffic, Access, and Connectivity	Section 5.10 Airport Height Restriction
Section 5.3 Tree Retention	Article 6: Subdivision Design and Improvement
Section 5.4 Landscaping and Buffering	Article 7: Stormwater Management
Section 5.5 Exterior Lighting	Article 8: Erosion and Sedimentation Control
Section 5.6 Signs	Article 9: Flood Damage Prevention
Section 5.7 Conservation Resources	Article 11: Nonconforming Situations

3.2.9. RESIDENTIAL 10 (R-10) DISTRICT

A. Purpose

The purpose of the Residential-10 (R-10) District is to provide lands that accommodate new residential neighborhoods and encourage the conservation of existing residential lots and neighborhoods. Neighborhoods in the R-10 District are relatively low density in character and include a limited mix of single family and duplex housing types. If public water is not available, the water system infrastructure must be installed in accordance with County standards and connected when a public supply becomes available. R-10 district lands may be established in proximity to neighborhood or community commercial districts to encourage the establishment of walkable development patterns.

B. Concept



C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Uses and Use-Specific Standards.

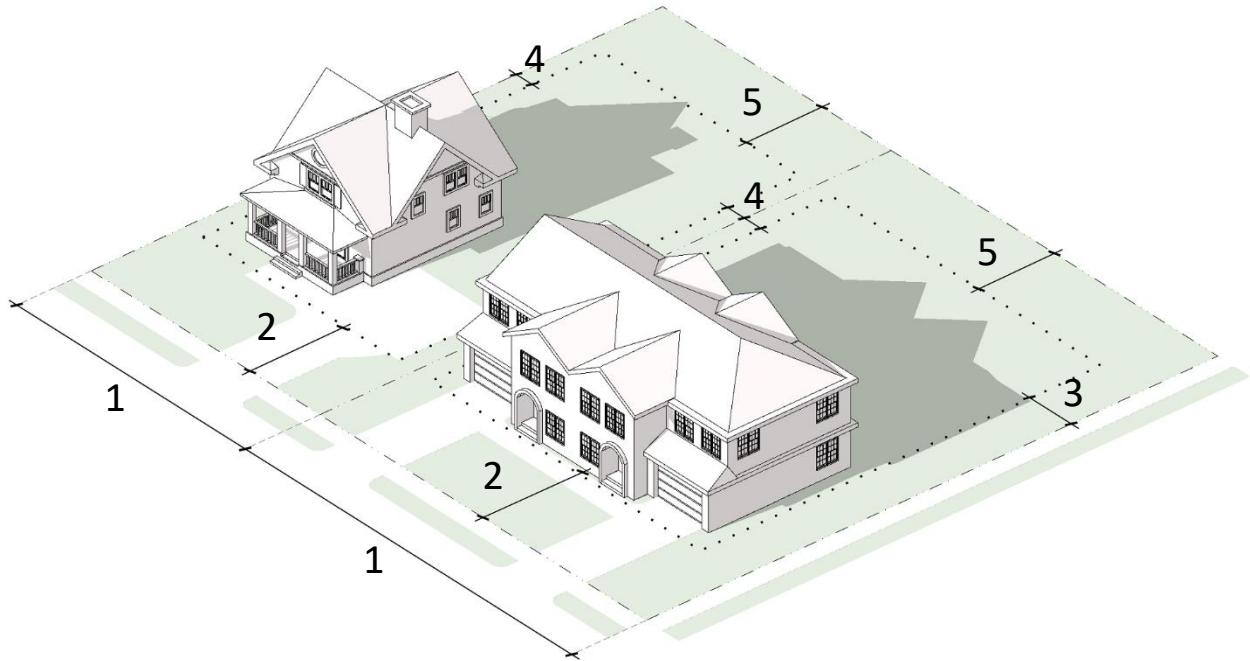
D. District Dimensional Standards

Standard	Single Family Detached	Duplex
Lot area, minimum (square feet)*	10,000	15,000
1 Lot width, minimum (feet)*	70	70
2 Front yard, minimum (feet)*	25	25
3 Street side yard, minimum (feet)*	12.5	12.5
4 Interior side yard, minimum (feet)*	5	5
5 Rear yard, minimum (feet)*	20	20
Density, maximum (dwelling units/acre)**	3.3	
Building height, maximum (feet)***	35	

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Applies only to Performance Residential Developments (see Section 3.1.3.D).

*** Piling support structures located in Coastal High Hazard Areas, V-Zones, or Coastal A Zones, as defined by Article 9: Flood Damage Prevention, shall have a maximum height of 44 feet.



E. Reference to Other Standards	
Article 2: Measurements and Definitions	Section 5.8 Open Space Requirements
Section 5.1 Parking and Loading	Section 5.9 Fire Hydrants
Section 5.2 Traffic, Access, and Connectivity	Section 5.10 Airport Height Restriction
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