

1001 GENERAL PROVISIONS

1001.01 PURPOSE

Section 1000, *Development Standards*, is adopted to implement policies in the Comprehensive Plan that are applicable to new development and thereby ensure that land is:

- A. Used efficiently to support broad-based economic development and the adequacy of housing and public services;
- B. Developed in an environmentally sustainable and aesthetically appealing manner;
- C. Supplied with public facilities sufficient to meet demand; and
- D. Served by a safe, convenient, multimodal, and interconnected transportation system.

1001.02 GENERAL STANDARDS

- A. Redevelopment of a manufactured dwelling park with a different use is subject to Subsection 825.02.
- B. A building consisting of only a basement shall not be used as a dwelling.
- C. A manufactured dwelling shall not be attached to another dwelling.
- D. A manufactured dwelling shall not be allowed as an accessory structure, except where such accessory structure is a dwelling unit permitted by this Ordinance.

1001.03 APPLICABILITY

Section 1000 applies to all development, as identified in Table 1001-1, *Applicability of Section 1000*. If a section is identified as applicable with a “✓” in Table 1001-1, it does not necessarily mean that every subsection within that section will apply; rather, each applicable section must be reviewed to determine which, if any, provisions in that section are applicable to the proposed development.

[Amended by Ord. ZDO-224, 5/31/2011; Amended by Ord. ZDO-231, 1/31/2012; Amended by Ord. ZDO-245, 7/1/2013; Amended by Ord. ZDO-250, 10/13/2014; Amended by Ord. ZDO-266, 5/23/2018; Amended by Ord. ZDO-268, 10/2/2018; Amended by Ord. ZDO-282, 7/1/2022; Amended by Ord. ZDO-285, 9/3/2024; Amended by Ord. ZDO-288, 9/9/2024]

Table 1001-1: Applicability of Section 1000¹

Type of Development	1002 <i>Protection of Natural Features</i>	1003 <i>Hazards to Safety</i>	1004 <i>Historic Protection</i>	1005 <i>Site and Building Design</i>	1006 <i>Utilities, etc</i>	1007 <i>Roads & Connectivity</i>	1009 <i>Land-scaping</i>	1010 <i>Signs</i>	1011 <i>Open Space and Parks</i>	1012 <i>Lot Size and Density</i>	1013 <i>Planned Unit Developments</i>	1015 <i>Parking and Loading</i>	1017 <i>Solar Access</i>	1021 <i>Solid Waste & Recyclable Material Collection</i>
Partitions														
Subdivisions	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	
Replats														
Institutional ²														
Commercial ³	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓
Industrial														
Manufactured dwelling parks	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓		
Multifamily dwellings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Single room occupancies in the PMD, MR-1, MR-2, HDR, VA, SHD, RCHDR Districts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Detached single-family dwellings, manufactured dwellings, and prefabricated structures	1002.01 1002.04 1002.05 1002.06 1002.07 1002.09 ⁴	✓	✓		✓	1007.04 1007.08		✓				1015.01(A) 1015.02(A)(2) & (4) 1015.02(B-D) Table 1015-2		
Type of Development	1002 <i>Protection of Natural Features</i>	1003 <i>Hazards to Safety</i>	1004 <i>Historic Protection</i>	1005 <i>Site and Building Design</i>	1006 <i>Utilities, etc</i>	1007 <i>Roads & Connectivity</i>	1009 <i>Land-scaping</i>	1010 <i>Signs</i>	1011 <i>Open Space and Parks</i>	1012 <i>Lot Size and Density</i>	1013 <i>Planned Unit Developments</i>	1015 <i>Parking and Loading</i>	1017 <i>Solar Access</i>	1021 <i>Solid Waste & Recyclable Material Collection</i>

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Single room occupancies in all other Districts	1002.01 1002.04 1002.05 1002.06 1002.07 1002.09 ³	✓	✓		✓	1007.04 1007.08		✓				1015.01(A) 1015.02(A)(2) & (4) 1015.02(B-D) Table 1015-2		
Middle housing in the R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-4/5, and VR-5/7 Districts														
Duplexes, Triplexes, and Townhouses	1002.01 1002.09 ³	✓	✓		✓	1007.04 1007.08		✓				1015.01(A) 1015.02(A)(2) & (4) 1015.02(B-D) Table 1015-2		
Quadplexes and Cottage Clusters	1002.01 1002.09 ³	✓	✓		✓	1007.04		✓						
Middle housing land divisions	✓	✓	✓		✓	✓		✓		✓				
Middle housing in all other zoning districts														
Townhouses with two dwelling units	1002.01 1002.04 1002.05 1002.06 1002.07 1002.09 ³	✓	✓		✓	1007.04 1007.08		✓		✓		✓		✓
Duplexes, Triplexes, Quadplexes, and Townhouses with three or more dwelling units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓

- ¹ Where specific subsections are not identified in this table, an applicable section must be reviewed to determine which provisions in that section apply to the proposed development.
- ² Stormwater management facilities permitted as an accessory or primary use; utility cabinets that comply with Section 830, *Utility Cabinets*; utility facilities in road rights-of-way; and utility lines are not subject to Section 1000.
- ³ Level one through three mobile vending units are not subject to Section 1000, except as set forth in Section 837, *Mobile Vending Units*.
- ⁴ Subsection 1002.09 also applies to accessory structures.