

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, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-245, 7/1/13; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]; Amended by Ord. ZDO-282, 7/1/22

Table 1001-1: Applicability of Section 1000¹

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

<u>Type of Development</u>	<u>1002 Protection of Natural Features</u>	<u>1003 Hazards to Safety</u>	<u>1004 Historic Protection</u>	<u>1005 Site and Building Design</u>	<u>1006 Utilities, etc</u>	<u>1007 Roads & Connectivity</u>	<u>1009 Land-scaping</u>	<u>1010 Signs</u>	<u>1011 Open Space and Parks</u>	<u>1012 Lot Size and Density</u>	<u>1013 Planned Unit Developments</u>	<u>1015 Parking and Loading</u>	<u>1017 Solar Access</u>	<u>1051</u>
<u>Single room occupancies in all other Districts</u>	<u>1002.01</u> <u>1002.04</u> <u>1002.05</u> <u>1002.06</u> <u>1002.07</u> <u>1002.09³</u>	✓	✓		✓	<u>1007.04</u> <u>1007.08</u>		✓				<u>1015.01(A)</u> <u>1015.02(A)(2) & (4)</u> <u>1015.02(B-D)</u> <u>Table 1015-2</u>		
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 Level one through three mobile vending units are not subject to Section 1000, except as set forth in Section 837, *Mobile Vending Units*.
- ³ Subsection 1002.09 also applies to accessory structures.