

THD

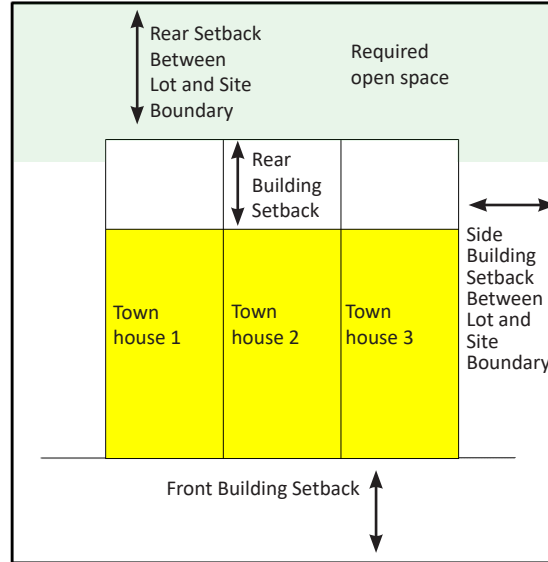
Townhouse High Density Zone

The intent of the THD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the THD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

Existing development with a similar density

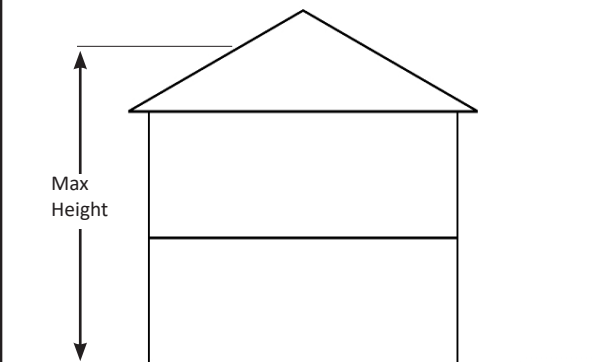


Illustrative Depiction of Standards for Townhouse Building Type



Side Section of Structure (Main Building)

Height is measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Townhouse Building Type

A. Site	THD
Site area per unit (min)	2,900 sf
Density (max) (units/acre)	15.02 u/a
Open space (min) (% of site)	20%
B. Lot	
Lot area (min)	1,000 sf
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	20'
Side street setback	5'
Side setback, end unit	3'
Side setback between lot and site boundary	5'
Rear setback	20'
Rear setback between lot and site boundary	10'
Site Coverage (max)	
All roofed buildings and structures (including accessory structures)	40%
D. Height	
Principal Building (max)	
Overall building height	40'

Standard Method of Development for Detached Accessory Structure

A. Placement	
Building & Structure Setbacks (min)	
Front setback, behind front building line	10'
Side street setback	5'
Side setback	4'
Rear setback	0'
B. Height	
Detached Accessory Structure (max)	
Overall building height	25'