

DV Combining Districts

17.25.010 Combining DV Districts

The districts hereinafter designated as combining DV districts are established to be combined with the R-S districts in order to provide for variations in the intensity of development to act as incentive to combine narrow parcels into larger, more regular parcels associated with better site development. The intent is to create patterns of residential development in conformance with adopted plans concerning the ratio of dwelling units to land are awhile promoting superior development standards.

17.25.020 Map Designation

Every parcel designated on the zoning map as being in a combining district by the symbol DV (Density Variable) shall become and thereafter be subject to these regulations for the combining DV district and shall be so shown on any revised zoning map or part thereof.

17.25.030 Regulations

In a combining DV district all regulations shall be the same as in an R-S district except as to matters specified in section 17.25.040.

17.25.040 Number of Dwelling Units

One dwelling units per 2,000 square feet of lot area where average lot width is not less than 100 feet and the lot area is not less than 20,000 square; Dwelling Unit density for lots not meeting this criteria feet shall be one dwelling per 3,500 square feet of lot area. In making this calculation, fractions shall be disregarded, except that where such calculation results in an allowance of more than seven units, a fraction greater than three-fourths shall be adjusted to the next higher number. Dwelling units created by valid building permits prior to (the implementation date of this revision shall) be considered conforming.