

AMENDMENTS TO THE JEFFERSON COUNTY ZONING AND DEVELOPMENT REVIEW ORDINANCE. ADOPTED BY THE COUNTY COMMISSION OF JEFFERSON COUNTY ON AUGUST 10, 2006 TO TAKE EFFECT ON SEPTEMBER 1, 2006.

The format for these amendments is as follows:

1. Deletions are shown in {brackets}.
2. Additions are underlined.
3. Explanations are provided as needed.

Article 5, Section 5.4(b)

SECTION 5.4b RESIDENTIAL GROWTH DISTRICT  
HEIGHT AND YARD REQUIREMENTS

[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE SEPTEMBER 13, 1999 AND SEPTEMBER 1, 2006]

<u>Development Type</u>	<u>Minimum Lot Area (MLA) Area per Dwelling Unit (ADU)</u>	<u>Required Yards</u>	<u>Maximum Building Height*</u>
1. Single family detached dwelling	6,000 sq. ft. {ADU}** <u>MLA</u>		
Public/Central water and sewer	10,000 sq. ft. {MLA} <u>ADU</u>	25 ft. front	40 ft.
Public/Central water or sewer	20,000 sq. ft. MLA	12 ft. side	
No Public/Central water or sewer	40,000. Sq. ft. MLA	20 ft. rear	
2. Duplex dwelling unit			
Public/Central water and sewer	3,200 sq. ft. MLA	25 ft. front	40 ft.
Public/Central water and sewer	7,500 sq. ft. ADU	{25 ft. front} <u>15 ft. side</u> (exterior only)	
Public/Central water or sewer	10,000 sq. ft.	{30 ft. rear} <u>20 ft. rear</u>	
3. Townhouse			
Public/Central water and sewer	1,400 sq. ft. MLA	25 ft. front	40 ft.
	3,500 sq. ft. ADU	12 ft. side (exterior only)	
		20 ft. rear	
4. Multi-family dwelling			
Public/Central water and sewer	20,000 sq. ft. MLA	25 ft. front	40 ft.
	2,000 sq. ft. ADU	12 ft. side (exterior only)	
		30 ft. rear	

\* Subject to Section 9.2

NOTE: ALL detached accessory structures under 144 square feet in size - 6' setback.

\*\* The balance square footage between the ADU and the MLA shall not include land set aside in a Sensitive Natural Area, Buffer to a Sensitive Natural Area, land qualifying as Hillside development or a 100 Year Flood Plain.

[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE SEPTEMBER 13, 1999]