

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Home Occupation	P
Duplex	C	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

<u>MDR District</u>	<u>Key – Level of Review</u>		
	P = Permitted		
	C = Conditional Use		
PUD = Planned Unit Development			
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	P	Home Occupation	P
Multifamily	PUD	Model Homes (no sales office)	P
Boarding House	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Personal Service Businesses	C
Clinic	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Parlor	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/ distribution of goods)	C
Model Home (with sales office)	C		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	C
Community Center	C	Restaurants (No drive-up facilities)	C
Fraternal Organization/Lodge	C	Open Air Café	C
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	C
Small Retail Shops	C	Art Gallery/Museum	C
Strip Center – multi-use	C	Library	C

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		P = Permitted	
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		PUD = Planned Unit Development	
Uses			
Neighborhood Commercial (cont'd)			
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Specialty Food Store	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	C
Laundries/Dry Cleaners	C	Medical Marijuana Treatment Center (less than 7,000 square feet)	C
Pharmacy/Drug Store (less than 7,000 square feet)	C		

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² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 50%

Floor Area Ratio (non-residential uses only) – 0.40

2407. HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

This is the highest density residential district and is representative of a compact urban growth area. This category primarily allows for multifamily units.

Residential development is allowed at a density of 6.0 units per acre. Higher density developments, 6.1 to 20.0 units per acre, may be permitted if additional standards are met including a PUD as outlined in Chapter Four of this LDC.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>HDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential			
Single Family	P	Group Home ¹	P
Multifamily ^{1X} .	P	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Boarding House	C		