

Zero Lot Line Subdivision (ZL)

6.11 Zero Lot Line Subdivision Intent and Prerequisites

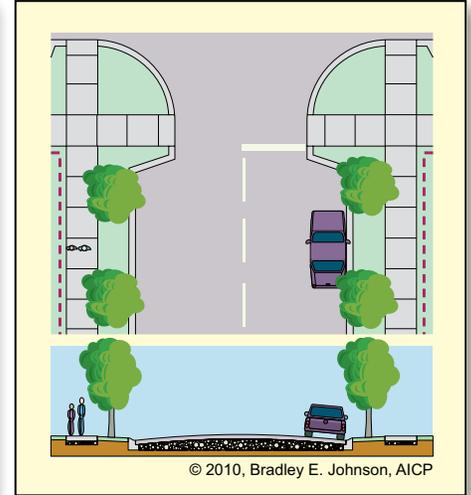
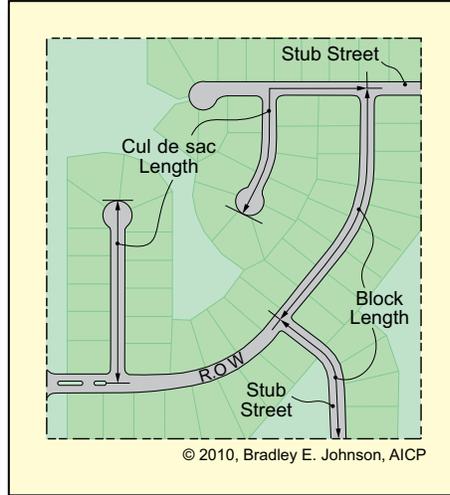
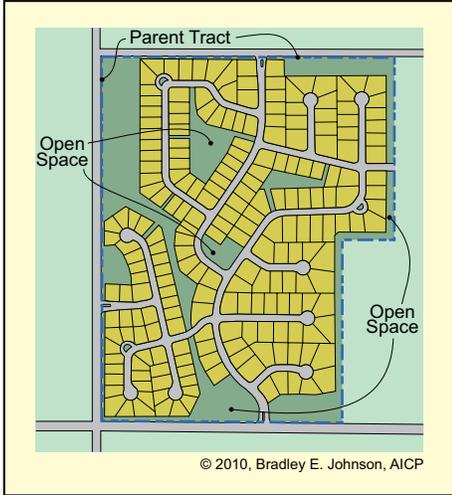
Intent
<p>The Zero Lot Line Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions involving zero lot line development including all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe and efficient pedestrian circulation within the subdivision • Safe and efficient pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Large radius corners and curves <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> • Limited intensity and density bonus for anti-monotony compliance

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • R1, R2, R3, UR or M1 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • No minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Zero Lot Line Subdivision Intensity and Density Bonus for Anti-monotony Compliance (7.10 Residential Incentive Standards)						
		Zoning Districts				
		R1	R2	R3	UR	M1
Lot Standards	Min. Lot Area	18,000 sq ft	10,000 sq ft	4,800 sq ft	5,000 sq ft	5,600 sq ft
	Min. Average Lot Area	20,000 sq ft	11,000 sq ft	5,000 sq ft	5,000 sq ft	6,000 sq ft
	Min. Lot Width	90 ft	75 ft	46 ft	40 ft	46 ft
Setback Standards	Min. Front Setback	30 ft	30 ft	25 ft	15 ft	25 ft
	Min. Side Setback	0 ft	0 ft	0 ft	0 ft	0 ft
	Min. Aggregate Side Setback	9 ft	8 ft	5 ft	5 ft	10 ft
	Min. Rear Setback	28 ft	25 ft	25 ft	25 ft	26 ft
	Min. Building Separation	10 ft	10 ft	10 ft	10 ft	10 ft
Other Standards	Max. Lot Coverage	38%	42%	65%	65%	55%
	Min. Dwelling Unit Size	1,200 sq ft	1,000 sq ft	1,000 sq ft	1,000	1,000 sq ft
	Maximum Density	1.7 du/acre	3.5 du/acre	6 du/acre	6 du/acre	6 du/acre

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6.12 Zero Lot Line Subdivision Standards



Minimum Required Open Space

- 15%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters
- 0 feet if abutting another ZL, CS, or ST subdivision

Minimum Block Length

- 140 feet

Maximum Block Length

- 1,000 feet

Minimum Cul-de-sac Length

- 140 feet

Maximum Cul-de-sac Length

- 600 feet

Minimum ROW on Local Streets

- 56 feet

Minimum Street Width

- 32 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalks along both sides of internal collector streets and internal local streets
- 6 feet sidepaths or sidewalks along both sides of internal arterial streets
- 6 feet sidepaths or sidewalks along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Perimeter Landscaping
• DD-01..... 7-4	• PL-01 7-20
Development Name	Prerequisites
• DN-01..... 7-5	• PQ-01..... 7-21
Easement	Storm Water
• EA-01..... 7-6	• SM-01 7-22
Entryway Feature	Streets and Access
• EF-01..... 7-8	• SA-01 7-24
Erosion Control	• SA-02 7-30
• EC-01..... 7-9	• SA-04 7-32
Flood Hazard	• SA-05 7-32
• FH-01..... 7-10	• SA-07 7-34
Incentive	Street Lighting
• IC-01..... 7-11	• SL-01 7-35
Lot Establishment	• SL-04 7-36
• LE-01 7-12	Surety
Monuments and Markers	• SY-01 7-37
• MM-01..... 7-15	Utility
Open Space	• UT-01 7-39
• OP-01..... 7-16	
Owners' Association	
• OA-01..... 7-17	
Pedestrian Network	
• PN-01..... 7-19	