

**11/6/02 Revised Proposal: Per 7/23/02 BOCC letter to Planning Commission  
Unified Development Code. Table 6-1. Page 6-3.**

Table 6-1: Density, Dimension and Open Space Standards

Development Standard <sup>9</sup>	Resource Lands					Rural Residential			Rural Commercial				Rural Industrial				Public	UGA	
	Agriculture – Commercial	Agriculture – Local	Commercial Forest	Rural Forest	Inholding Forest	1 DU / 5 Acres	1 DU / 10 Acres	1 DU / 20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/ Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial	Heavy Industrial	Parks, Preserves & Recreation	Final Urban Growth Area (Reserved)	Major Industrial Development
	AG 20	AG 5	CF	RF	IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RI	LI/C	LI	HI	PPR	UGA	MID
Maximum Density (DU/Acre)	1/20	1/5	1/80	1/40	1/20	1/5	1/10	1/20	None	N/A <sup>10</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
Minimum Lot Area	NONE SPECIFIED. LOT SIZES SHALL BE SUFFICIENT TO MEET THE PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION STANDARDS CONTAINED IN JEFFERSON COUNTY REGULATIONS. ABILITY TO SUBDIVIDE IS REGULATED BY THE MAPPED DEVELOPMENT DENSITY.																		Per 3.8
Minimum Front or Road <sup>11</sup> Setbacks <sup>5,6</sup> (feet)																			
Minor Collector & Local Access	20	20	20	20	20	20	20	20	25	20	20	20	20	20	20	20	20		50
Major Collector	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30		50
Minor Arterial	35	35	35	35	35	35	35	35	30	35	35	35	35	35	35	35	35		50
Principal Arterial	50	50	50	50	50	50 <sup>1</sup>	50	50	35	35	35	35	35	35 <sup>1</sup>	35	35	50		50
Special Setback from Resource Lands	A SPECIAL SETBACK IS REQUIRED FROM THE ADJACENT RESOURCE LAND OR USE AS SPECIFIED IN SECTION 3.5.																		
Minimum Rear and Side Setbacks <sup>5,6</sup> (feet)	5	5	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>3,12</sup>	5 <sup>3,12</sup>	5 <sup>3,12</sup>	5 <sup>3,4</sup>	5 <sup>3,4</sup>	5 <sup>3,4</sup>	5 <sup>3,4</sup>	10 <sup>3,4</sup>	10 <sup>3,4</sup>	10 <sup>3,4</sup>	20 <sup>3,4</sup>	20		100
Maximum Building Dimensions																			
Building Height <sup>7,8</sup> (feet)	35	35	35	35	35	35	35	35	35	35	35	35	UBC Std.	<del>UBC Std.</del> <sup>35</sup> <sup>16</sup>	<del>UBC Std.</del> <sup>35</sup> <sup>16</sup>	UBC Std.	35		UBC Std.
Area of Impervious Surface Coverage <sup>15</sup> (%)	10	10	10	10	10	25	25	25	60	60	60	60	Per UDC Sec. 6.7	<del>Per UDC Sec. 6.7</del>	<del>Per UDC Sec. 6.7</del>	Per UDC Sec. 6.7	10		Per 6.7
Area of Building Coverage <sup>13</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	<del>60</del> <sup>N/A</sup>	<del>60</del> <sup>N/A</sup>	60	N/A		N/A
Maximum Building Size <sup>14</sup> (sq.ft.)	SUBJECT TO DEPARTMENT OF HEALTH ON-SITE SEPTIC AND WATER CONSTRAINTS, LOT SIZE AND ALL OTHER APPLICABLE REQUIREMENTS								20,000	5,000	7,500	10,000	None Specified	<del>None Specified</del> <sup>20,000</sup> <sup>(LI)</sup> <sup>16</sup> <sup>5,000(C)</sup>	<del>None Specified</del> <sup>20,000</sup> <sup>(LI)</sup> <sup>16</sup>	None Specified	None Specified		None Spec.

**Unified Development Code. Table 6-1 Notes. Page 6-4.**

16. In the Light Industrial (LI) Districts and Light Industrial/Commercial (LI/C) District the maximum building size and building height for all “Yes” uses may be exceeded up to a maximum building size of 50,000 square feet and a maximum building height of 50 feet pursuant to the Type 3 review process contained in Section 8.8 and consistent with the conditional use criteria contained in Section 8.8(5). This process does not apply to “Associated Commercial” uses in the Glen Cove Light Industrial/Commercial District.