

## **Sec. 19-64 Net Residential Area**

---

### **Sec. 19-64.2 Minimum Net Residential Area Per Lot [Adopted 8/26/96] [Amended 7/24/2000; 12/22/05; 1/24/11; 3/14/11;7/11/2011; 7/11/2016; 11/14/16]**

Any residential lot created after August 26, 1996 must meet the following lot area requirements:

- A. After deducting land that falls within the categories in Section 19-64.1.b through f, the lot area equals at least the following square footage per dwelling unit:
  1. Residential A - 5,000
  2. Residential B - 10,000
  3. Residential C - 30,000
  4. Residential D - 15,000
  5. Farm and Forest - 40,000
  6. Village Mixed Use - ~~15,000~~ with sewer 5,000, without sewer 10,000
  7. Mixed Use Cluster - with sewer 7,500, without sewer 15,000.
- B. Lots created in the RCZO under Section 19-18.5 D. shall have at least 50% of the total lot area consist of land that does not fall within the categories in Sections 19-64.1 b through f or else meet the requirements of Section 19-64.2 A.
- C. For residential planned developments, at least seventy-five (75%) percent of any lot shall consist of land that does not fall within the categories of Section 19-64.1. b through f.
- D. Notwithstanding subsections A, B, and C above, lots created prior to August 26, 1996 and altered in either of the following ways shall not be considered new lots for purposes of this section:
  1. subsequently divided if the division is for purposes of conveyance to a governmental or non-profit agency for the sole purpose of protecting natural resources in perpetuity or providing public access to protected natural resource areas; or
  2. encumbered with an easement or other legal instrument held by a governmental or non-profit agency for the purposes of protecting natural resources in perpetuity or providing public access to protected natural resource areas.