

**MEMORANDUM**

To: Planning Commission

From: Emma Martin, Planner I EM

Date: July 17, 2020

Subject: RZN20-0004/ORD #1936– Request to rezone 0.293 acres from R-5 Transitional Residential to RM-48 Medium Density Multi-Unit Residential at 1709 Whipple Drive (Tax Parcel No. 197-1 63A, 64 A) by Brent Agramonte-Harper of Graystone Companies, LLC (applicant) and Kirk Johnson (property owner).

**SUMMARY OF REQUEST**

|                                 |  |
|---------------------------------|--|
| <b>Property Location</b>        | 1709 Whipple Dr.   |
| <b>Tax Parcel Numbers</b>       | 197-1 63A, 64A   |
| <b>Parcel(s) Size</b>           | 0.293 acres  |
| <b>Present Zoning District</b>  | R-5 Transitional Residential   |
| <b>Present Use</b>              | Single-family home   |
| <b>Adjacent Zoning District</b> | North: RM-48 Medium Density Multiunit Residential<br>East: R-5 Transitional Residential<br>South: RM-48 Medium Density Multiunit Residential<br>West: RM-48 Medium Density Multiunit Residential |
| <b>Adjacent Uses</b>            | North: Multi-family apartments<br>East: Vacant, single-family houses and duplexes<br>South: Vacant, single-family houses<br>West: Multi-family apartments  |
| <b>Adopted Future Land Use</b>  | Medium-Density Residential   |
| <b>Proposed Use</b>             | No specific plan/proposal provided   |
| <b>RM-48 District Standards</b> |  |
| <b>Maximum Height</b>           | 35' to 45'   |
| <b>Minimum Setbacks</b>         | Front: 35' or 25' with parking in the rear<br>Side: 10'<br>Rear: 25'   |
| <b>Maximum lot coverage</b>     | 60% impervious   |
| <b>Maximum Density</b>          | 48 bedrooms per acre (14 bedrooms)   |
| <b>Minimum Parking Required</b> | 1.1 parking spaces/bedroom for townhouse or multi-family dwelling. Parking varies by use.  |

**RZN 20-0004 1709 Whipple Dr.****KEY ELEMENTS**

- Appropriateness of by-right RM-48 uses
- Density and neighborhood compatibility

**EXISTING CONDITIONS/BACKGROUND**

The property subject to this rezoning request is located at 1709 Whipple Drive. The parcel is 0.293 acres and contains an existing single story house that is currently used as a single-family residence. The surrounding neighborhood is a mix of residential uses including single- and multi-family residential dwellings. The RM-48 Medium Density Multi-Unit Residential zoning district surrounds the property to the North, South, and West and the property is adjacent to R-5 Transitional Residential to the East. The owner is requesting a rezoning from R-5 Transitional Residential to RM-48 Medium Density Multi-Unit Residential to allow for an increase in housing for the area. The applicant has filed the request to obtain the same zoning district for the 0.293-acre parcel (1709 Whipple Drive) as the surrounding two parcels (1711 Whipple Drive) totaling 2.478 acres that are under common ownership.

**HISTORY**

1711 Whipple Drive surrounds the subject property on three sides and is currently under common ownership. The property at 1711 Whipple Drive has 24 units with approximately 100 bedrooms. The Town of Blacksburg initiated a town-wide rezoning in 1997 and the parcels at 1709 and 1711 Whipple Drive were rezoned to the R-5 district. The R-5 zoning district allows three unrelated persons to occupy a dwelling unit or a family plus two unrelated persons. In September of 2013, the Planning and Building Department issued a zoning violation letter to Whipple North, LLC as the property owner of 1711 Whipple Drive after an investigation of over-occupancy for one of its units. The owner followed with an appeal to the Board of Zoning Appeals, stating that they were in the process of considering rezoning the property to RM-48, which would allow 4-unrelated people to occupy a unit. The Town's 5-year update to the Comprehensive Plan was in the process of being finalized. Rather than moving forward with a rezoning request that was not fully aligned with the Future Land Use (FLU) designation, the owners chose to file the FLU amendment request ahead of a rezoning application. In 2014, Town Council approved the Future Land Use amendment reclassifying 1711 Whipple Drive from Medium Density Residential to High Density Residential. In 2015, the two lots at 1711 Whipple Drive were rezoned from R-5 Transitional Residential to RM-48 Medium Density Multi-Unit Residential with no proffered plan or conditions. The 1711 Whipple rezoning resolved a conflict between the parcels preexisting land use with 4-bedroom apartment units and the maximum occupancy standards allowed by the R-5 zoning district.

**DEVELOPMENT PROPOSAL**

The applicant has not provided specific development plans for the subject parcel. If approved, the rezoning would allow for the development of any uses allowed by-right in the RM-48 zoning district provided the standards could be met. Uses allowed by-right include but are not limited to multifamily dwelling, boarding house, townhouses, duplexes, day care center, life care facility, and religious assembly.

**NEIGHBORHOOD MEETING**

A neighborhood meeting was held on June 24, 2020 at 5:30 PM. Notes and sign-in sheet from the meeting are attached to the staff report. There were two citizens in attendance. The citizens expressed concerns with stormwater issues at the existing site, student housing, and proposed density. The citizens had questions regarding setbacks, sidewalks, stormwater, and redevelopment plans. The meeting was held in the Council Chambers at 300 South Main Street with appropriate Public Health Emergency provisions addressing social distancing in place. The meeting was also broadcast live on Comcast cable,

**RZN 20-0004 1709 Whipple Dr.**

WTOB Channel 2, and available for live stream on the Town's website.

**EVALUATION CRITERIA**

There are a number of analysis points for evaluation of a request to rezone a property within the Town. The policies and maps in the Comprehensive Plan lend guidance to the Town's vision of growth in the future, while specific codes and requirements in the Zoning Ordinance, Subdivision Ordinance, and the Town Code ensure that the development meets all applicable regulations. Specifically, the Zoning Ordinance calls out the criteria for evaluation of a rezoning request, as found below:

Section 1151 of the Zoning Ordinance requires the Commission to study all rezoning requests to determine:

- 1) *Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan.*
- 2) *The relationship of the proposed amendment to the purposes of the general planning program of the Town, with appropriate consideration as to whether the change will further the purposes of [the Zoning Ordinance] and the general welfare of the entire community.*
- 3) *The need and justification for the change.*
- 4) *When pertaining to a change in the district classification of the property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.*

**COMPREHENSIVE PLAN****Comprehensive Plan Map Series Evaluation of Application**

In evaluating whether the proposed use conforms to the general guidelines and policies contained in the Comprehensive Plan, all applicable sections of the Plan should be included in the review of the application. The Comprehensive Plan offers a wide range of guiding principles for the future of development within the Town. The following text identifies the designation of the proposed rezoning property on the maps in the Land Use map series.

**Map A: Future Land Use Designation**

Future Land Use designations are found within the Comprehensive Plan and serve as a guide to how the town is envisioned to develop and grow in the long term. The Future Land Use is one element of many that are considered during the land use decision making process. The subject property is designated Medium Density Residential on the Future Land Use map, which is defined as:

*Up to and including ten dwelling units per acre; or up to 20 bedrooms per acre, whichever is less.  
Typical Implementing Zoning Districts: Transitional Residential (R-5), Old Town Residential (OTR),  
Planned Residential (PR), and Planned Manufactured Home (PMH).*

According to the Medium Density Residential Future Land Use designation, 2 dwelling units or 5 bedrooms would be allowed on the 0.293 acre site. This Future Land Use designation is consistent with the existing single-family dwelling and existing R-5 zoning district. However, RM-48 is not a typical implementing district for the Medium Density Residential Future Land Use designation.

**Map B: Urban Development Area**

This property is not within a Mixed Use area as designated on the Future Land Use map nor is it within a designated Urban Development Area.

**RZN 20-0004 1709 Whipple Dr.****Map C: Neighborhood, Employment, and Service Areas Map**

The property is located in the Multi-Unit Residential Neighborhood area according to the Neighborhood, Employment & Service Areas map. According to the Comprehensive Plan, these neighborhoods are primarily apartment developments rented to students due to proximity to the Virginia Tech campus. However, this specific area does include a mix of housing types including single-family homes to the south.

*Comprehensive Plan Policies and Community Character Principles (CCPs)*

The subject area is located in the north end of town in a largely residential neighborhood. There are a variety of housing types in the vicinity, including single-family dwellings, mobile homes, duplexes, townhouses, and multifamily dwellings. The Comprehensive Plan states that a mix of housing types, appealing to many market segments, is a need in town (J&H. 48). This site is located in an area served by Blacksburg Transit, with two bus stops on Whipple Drive and several others in the vicinity (CCP 14). The Comprehensive Plan also states that lifestyle conflicts are inherent in a college town, where neighborhoods may have a mix of students and non-students (CCP 2).

*Paths to the Future Map*

There is sidewalk existing on Whipple Drive in this location and a trail to the West of the 1711 Whipple property that connects Courtney Circle to Aden Lane. The existing trail is shown on the Paths to the Future map as well as a proposed public route shown along Whipple Drive. Additional discussion regarding bicycle and pedestrian facilities is found under the Corridor Committee section.

**ZONING ORDINANCE*****Site Development Regulations: R-5 vs. RM-48****Maximum Allowable Density*

The current zoning for the subject parcel is R-5 and would allow for a maximum of 5 bedrooms to be developed based on the size of the parcel (0.29 acres). The request is to rezone to RM-48, which would allow a maximum of 48 bedrooms per acre. The maximum number of bedrooms developable under the proposed RM-48 zoning district would be 14 bedrooms based on the size of this parcel (0.29 acres). If approved, the rezoning would allow for an additional 9 bedrooms. These are the maximum densities allowed by the zoning district but there are other regulations including setbacks, lot coverage, and parking requirements that govern any development in the district. The surrounding area is a mix of densities with 1711 Whipple developed at approximately 40 bedrooms/acre, the Echols Village Planned Residential Development (Aden Lane and Courtney Circle) developed at approximately 6.9 units/acre, and the Cambridge Square Apartments developed at approximately 9.6 units/acre or 27 bedrooms/acre. The remaining area is a mix of vacant land and larger lots with single-family homes and duplexes.

*Setback Requirements*

Minimum setback requirements for the R-5 zoning district are the same as for the RM-48 district. The minimum setback requirements for the RM-48 zoning district include a 35-foot front yard setback, or 25 feet for uses with parking in the rear, 10-foot side yard setbacks, and 25-foot rear yard setback.

*Occupancy Standards*

The occupancy standard for the R-5 district is three unrelated individuals or a family plus two unrelated individuals compared to the occupancy standard for RM-48 which is four unrelated individuals or a family plus two unrelated individuals.

**RZN 20-0004 1709 Whipple Dr.***Maximum Height*

Maximum height requirements for the R-5 zoning district are the same as the height requirements for the RM-48 zoning district. For the RM-48 zoning district, the maximum height of structures shall be 35 feet or 45 feet with an additional one foot setback per foot of additional height.

*Maximum Coverage*

For the R-5 zoning district, maximum lot coverage is 55% and maximum floor area ratio is 0.35. For the RM-48 zoning district, maximum lot coverage is 60% of the lot and the maximum floor area ratio is 0.4.

*Buffer Yards and Screening*

Since the subject parcel is surrounded to the North, South, and West by the RM-48 zoning district, there is no buffer yard requirement. However, if the 1711 and 1709 properties were to be redeveloped as one cohesive development, a Type B buffer yard would be required to the North, South, and West, adjacent to R-5 and Planned Residential zoning districts.

*Minimum Parking Requirements*

Minimum parking requirements for multi-family dwellings and townhouses are 1.1 spaces per bedroom. However, a variety of other uses are allowed by-right in the RM-48 zoning district, and minimum parking required for other uses varies.

| <b>District</b>          | <b>R-5</b>                     | <b>RM-48</b>                   |
|--------------------------|--------------------------------|--------------------------------|
| <b>Front Setback</b>     | 35' or 25' with parking behind | 35' or 25' with parking behind |
| <b>Side Setback</b>      | 10'                            | 10'                            |
| <b>Side (Corner Lot)</b> | 20'                            | 20'                            |
| <b>Rear Setback</b>      | 25'                            | 25'                            |
| <b>Height</b>            | 35' to 45'                     | 35' to 45'                     |
| <b>Min. Lot Size</b>     | 8,500 sf                       | 8,000 sf                       |
| <b>FAR</b>               | 0.35                           | 0.4                            |
| <b>Lot Frontage</b>      | 45'                            | 60'                            |
| <b>Lot Coverage</b>      | 55%                            | 60%                            |
| <b>Density</b>           | 5 units/ac or 20 br/ac         | 48 br/ac                       |
| <b>Occupancy</b>         | 3 unrelated or family plus 2   | 4 unrelated or family plus 2   |

*Table 1. Summary of R-5 and RM-48 District Standards*

**RZN 20-0004 1709 Whipple Dr.***Uses*

As previously mentioned, the applicant has not provided a specific development proposal for the subject parcel. The application does not include a proffered conceptual plan or conditions. While the adjacent 1711 Whipple Drive rezoning did not include a proffer statement, most rezonings typically include proffered plans and conditions.

If the rezoning is approved without any proffers as proposed, all by-right uses allowed in the RM-48 zoning district would be allowed. The most common use in RM-48 is multi-family residential typically for student housing. Other by-right uses include but are not limited to life care facility, multifamily dwellings, boarding house, day care center, townhouse, religious assembly, and other uses. The full list of permitted uses as well as the RM-48 district standards are attached. The Planning Commission should consider whether all of the by-right uses are appropriate for this location.

**CORRIDOR COMMITTEE**

The Corridor Committee met on Wednesday, June 17 at 7:30 AM to discuss the rezoning at 1709 Whipple Drive. Below is a summary of the comments that are recommended for consideration.

There is a trail behind the property that connects Courtney Circle to Aden Lane. The Committee recommends building a bicycle/pedestrian connection from this trail to the existing sidewalk on Whipple Drive. When designing this trail connection, minimal car and pedestrian/bicyclist interactions should be the primary consideration (i.e. the trail should not cross driveways) to help with bicyclist and pedestrian safety. This trail connection will also help get residents from this development to the nearby bus stops.

The Committee recommends providing covered bicycle storage on-site in secure rooms in buildings and encourages the applicant to provide a fix-it bicycle station. There is an expansive curb cut in front of the 1709 Whipple property. The Committee recommends replacing the sidewalk in this location to provide more continuity and so that there is only one entrance in and out of the development.

**EVALUATION OF IMPACTS**

In evaluating the potential effect on public services and facilities that this rezoning would have, the Town Engineering department has reviewed the application and the following comments are provided.

**Sanitary Sewer**

Town engineering staff has reviewed the application with respect to sanitary sewer capacity and has determined there are no issues with gravity sewer capacity or the pump station for the potential development that could result from the rezoning. The application includes the sewer /pump station capacity analysis email correspondence with the Town Engineer.

**Water**

The Town Engineering staff has reviewed the application and determined that the proposed development at 1709 Whipple Drive has water availability. Any other design for water infrastructure including looping, fire hydrant spacing, etc. would be evaluated against Town standards at the time of redevelopment.

**Stormwater Management**

There would be no impact on stormwater management since no improvements are proposed at this time. If the site were to be redeveloped then all current zoning and engineering practices will be required to be met for the improvements, and possibly the whole site.

**Traffic and Transportation***Traffic Impact Analysis*

As indicated by the rezoning documents, rezoning to RM-48 would result in a maximum of fourteen (14) bedrooms on the 0.239-acre parcel. The existing R-5 zoning and current use of the parcel supports single-family residential, though a two-family dwelling would be allowed. Additionally, maximum bedroom density in R-5 zoning is 20 bedrooms per acre, which would provide a maximum of five (5) bedrooms.

The applicant has utilized Off-Student Apartments, Land Use 225, to determine the applicable trip generation for the parcel. Off-Campus Student Apartments are typically analyzed by the number of bedrooms. Utilizing a maximum of fourteen (14) bedrooms, the applicant suggests a total daily trip generation of ninety-seven (97) vehicles. However, the analysis utilized the designation of 'adjacent to campus' as opposed to 'over ½ mile from campus'. Also, the analysis utilized the fitted or regression curve, which given the study size should not be considered: the average rate would be applicable.

When the appropriate land use parameters are applied, a fourteen (14) bedroom development would be expected to generate fifty-six (56) vehicle trips per day, with the highest peak hour volume of four (4) trips per hour occurring in the PM. Trip generation for the current allowed uses would be expected to generate between 10-20 vehicle trips per day, with a PM peak hour volume of two (2) trips. Comparatively, the increase in total trip generation is significant. However, the addition of fifty-six (56) vehicle trips per day would not be expected to have a substantial impact on the operational or safety characteristics of the adjoining road network. An in-depth analysis of the traffic impacts would not seem warranted, as engineering judgement would limit the need for robust analysis based on the negligible impact to the adjoining network.

*Future Development*

The minimal size of the parcel subject to this rezoning would not generate enough trips to create a noticeable impact on the adjoining road network. However, the rezoning of this 0.293-acre parcel would seem to support future redevelopment that would include the much larger surrounding parcels under common ownership. If this occurs, the larger future RM-48 redevelopment would be expected to generate a more significant volume of trips, which would vary by use. This volume would provide a noticeable impact and could warrant mitigating measures. A traffic impact analysis would be required at the time of any site plan submittal to determine the level of impact and appropriate mitigating measures that would be warranted.

Town Engineering staff recommends the following:

1. Revise the traffic impact analysis to provide for the designation of 'over ½ mile from campus', for the Off-Campus Student Housing - Land Used Code 225.
2. Revise trip generation volumes to utilize the average rate as opposed to the fitted or regression curve rate.

**SUMMARY**

The application shall be evaluated on compatibility with the Comprehensive Plan and to official Town policies, including the purposes and development requirements of the Zoning Ordinance. Furthermore, the Planning Commission shall base its recommendation upon the need and justification for the change and the impact on the surrounding area.

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**RZN 20-0004 1709 Whipple Dr.**

**PROFFER STATEMENT**

A proffer statement is not required and the applicant has opted not to provide one.

**Attachments:**

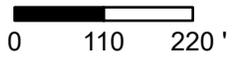
Staff GIS Maps

Neighborhood Meeting Sign-in and Notes

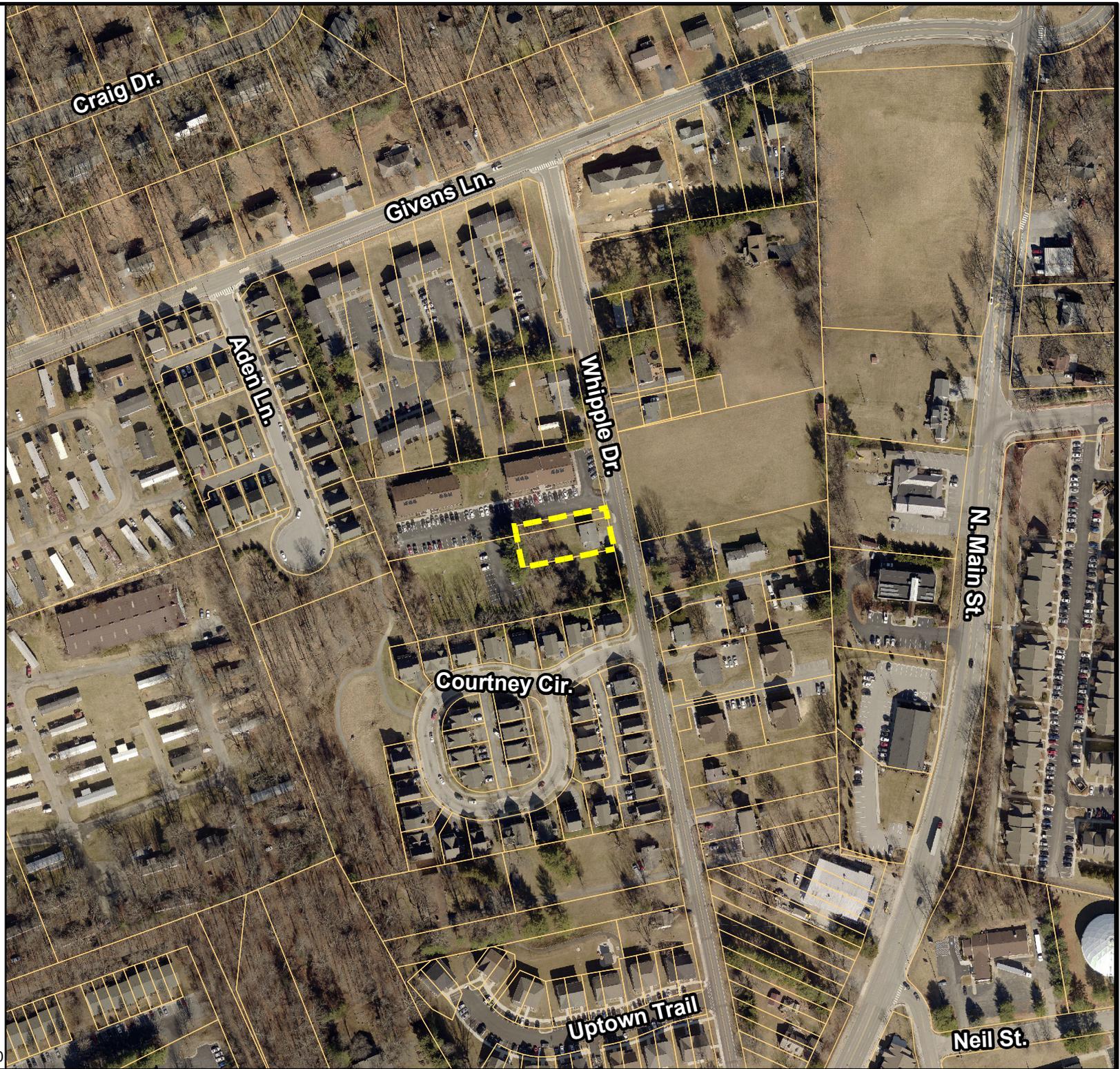
RM-48 District Standards

**RZN20-0004**  
**1709 Whipple Dr.**  
**Rezone for**  
**Multi-Family**  
**Aerial**

- Subject Area
- ▭ Parcels



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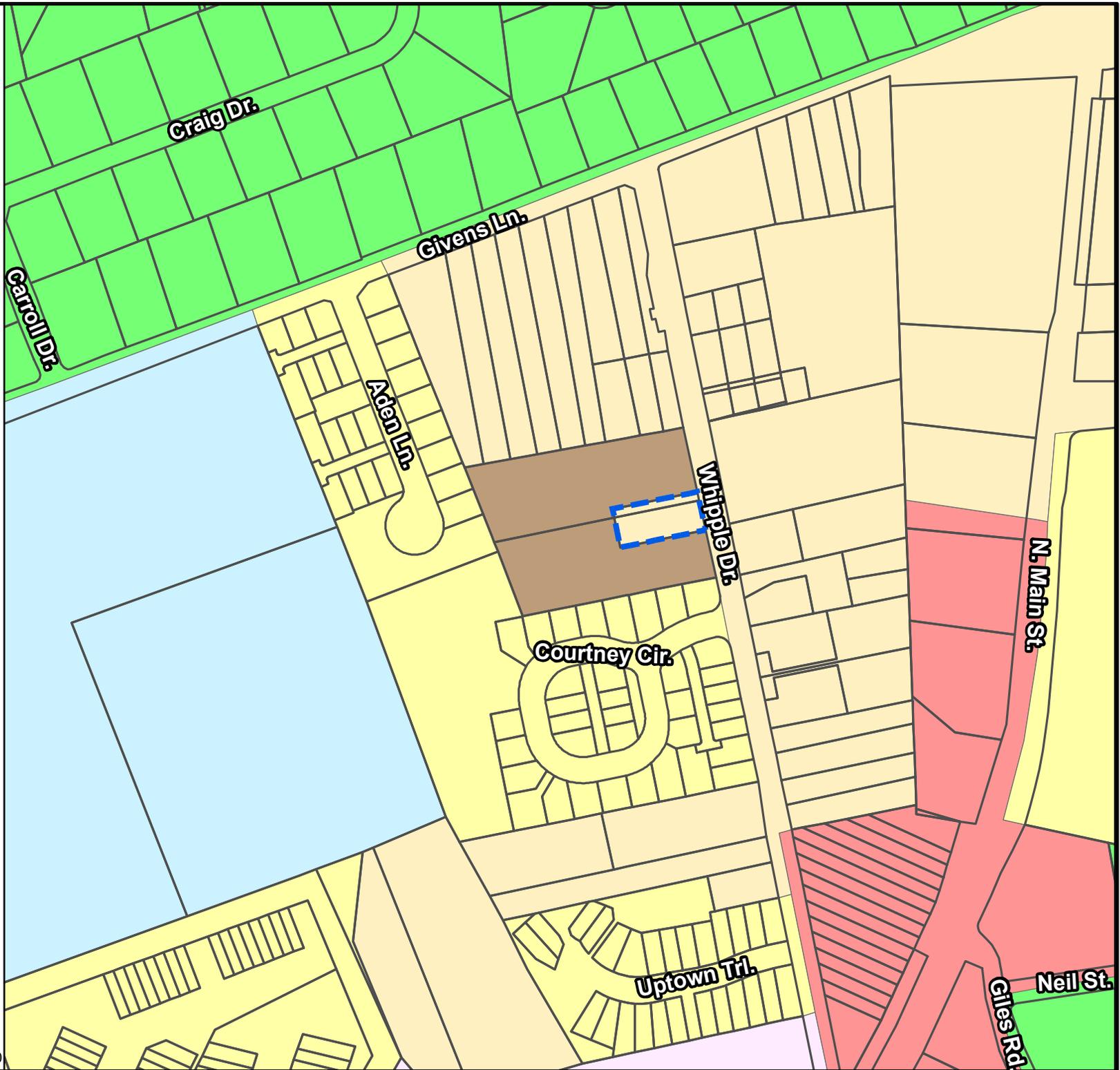
# RZN20-0004 1709 Whipple Dr. Rezone for Multi-Family Current Zoning

- Subject Area
- ▭ Parcels
- PMH Planned  
Manufactured  
Home
- PR Planned  
Residential
- R-4 Low Density  
Residential
- R-5 Transitional  
Residential
- RM-48 Medium  
Density Multiunit  
Residential
- GC General  
Commercial
- RD Research  
and Development



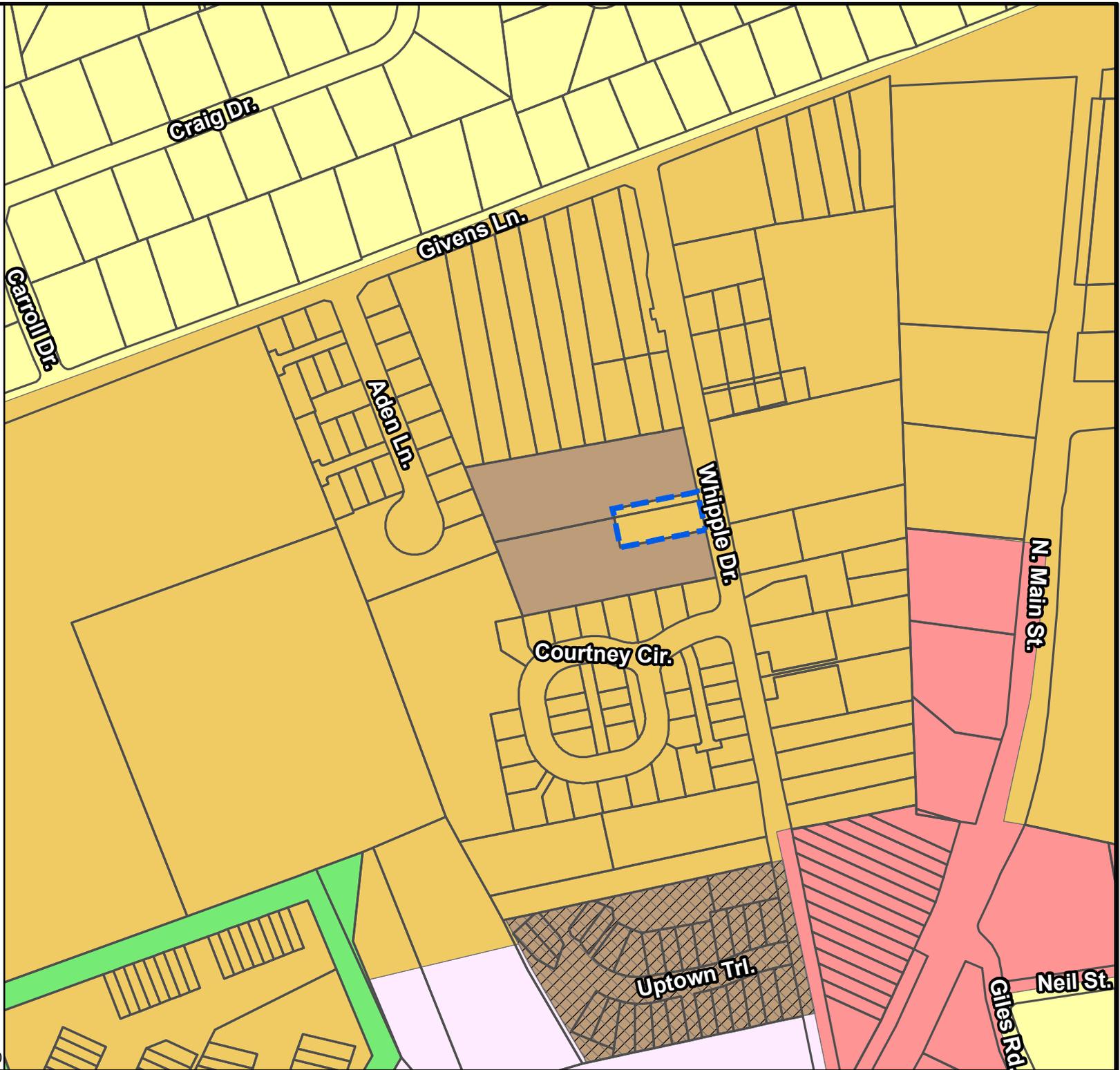
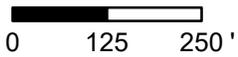
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**RZN20-0004**  
**1709 Whipple Dr.**  
**Rezone for**  
**Multi-Family**  
**Future Land Use**

- Subject Area
- Parcels
- Low Density Residential
- Medium Density Residential
- Limited High Density Residential Development
- High Density Residential
- Park Land / Open Space / Resource Protection
- High Impact Commercial
- Research / Development



**RZN20-0004**  
**1709 Whipple Dr.**  
**Rezone for**  
**Multi-Family**  
**Aerial**

- 1711 Whipple
- Subject
- ▭ Parcels



TOWN OF  
**Blacksburg**  
VIRGINIA



RZN20-0004 1709 Whipple Drive Rezoning  
Neighborhood Meeting  
Wednesday, June 24, 2020  
5:30 pm

Town staff in attendance was Emma Martin, Kali Casper and Kasey Thomsen.

Brent Agramonte-Harper and Kirk Johnson from Greystone Properties were in attendance as the applicant/property owner.

The meeting began at 5:30 pm.

Emma Martin opened the meeting by discussing the schedule of meetings yet to come, planning department review and responsibilities in relation to this project, the purpose of the Neighborhood Meeting and overview of the parcel in question. She also directed all those in attendance to the Town of Blacksburg website where the current application, meeting schedule and any future documents and additions to the application could be found.

Mr. Kirk Johnson, property owner and applicant, gave a presentation on the project proposal. The primary result of the rezoning request is to bring both properties, 1709 and 1711 Whipple Drive, into the same zoning district, thus creating a cohesive parcel. There are no specific plans for development. There are no plans at this time to tear down the building on 1711 Whipple Drive and any new development will adhere to RM-48 zoning standards.

There were citizens present with questions:

-A neighbor asked how the storm water for the area on the parcel closet to Echols Village will be handled.

-A citizen asked if the land area that counts towards maximum density and the storm water land area were counted together or separately.

-An attendee asked the total size of both parcels of land (1709 & 1711).

-A citizen asked about sidewalks on the property/properties. In addition, the citizen asked about minimum setbacks and rear and side yard setbacks for the properties. Lastly, they asked Town Staff to confirm that the side yard setback facing the neighboring houses would be 10 feet.

-A citizen voiced concerns about more student housing in the area.

The meeting was adjourned at 5:50 pm.



Sec. 3090 - Purpose.

The RM-48 Medium Density Multiunit Residential District is provided in recognition that certain land in the Town may be appropriately developed as areas of medium population concentration if developed in accordance with the existing and potential development character of the vicinity and if adequate public services and facilities can be provided. The RM-48 Medium Density Multiunit Residential District is intended to allow multiunit dwellings in association with other residential development types while maintaining a reasonable population density within the total residential area. To this end, the site development and architectural concept of the apartment structure together with the provision of associated facilities shall be an important consideration in achieving an attractive residential environment of sustained desirability with all development in harmony to promote stability, order and efficiency of the residential area.

Sec. 3091 - Permitted Uses.

(a) The following uses are permitted by right in the RM-48, Medium Density Multiunit Residential District:

Residential

Boarding House

Home Occupations

Multifamily Dwellings

Single-family, Detached

Single-Family, Attached

Townhouse

Two-family Dwellings

Civic\*

Community Recreation

Cultural Services

Day Care Center

Family Day Care Home

Home for Adults

Life Care Facility

Open Space

Public Parks and Recreation

Public Recreation Assembly

Religious Assembly

Shelter

Utility Services, Minor

Miscellaneous

Accessory Structures

\*Without external speakers only. Any use which incorporates an external speaker may be permitted only with a conditional use permit.

(b) The following uses are allowed only by Conditional Use Permit in the RM-48, Medium Density Multiunit Residential District:

Civic

Administrative Services

Educational Facilities, College/University

Educational Facilities, Primary/Secondary

Nursing Home

Post Office

Safety Services

Utility Services, major

Commercial

Bed and Breakfast

Clinic

Club

Commercial Outdoor Sports and Recreation

Consumer Repair Services

Funeral Home

Gasoline Station

Hospital

Neighborhood Convenience Store

Parking Facility

Personal Services

Restaurant, Drive-in

Restaurant, Fast Food

Restaurant, General

Restaurant, Small

Retail Sales

Studio, Fine Art

Office

Financial Institution

General Office

Medical Office

Miscellaneous

Broadcasting or Communication Facility

(Ord. No. 1170, adopted 11-11-97; Ord. No. 1184, adopted 6-9-98; Ord. No. 1215, § 16, 5-11-99; Ord. No. 1308, § 7, 8-13-02; Ord. No. 1339, § 29, 9-9-03; Ord. No. 1415, § 6, 7-11-06; Ord. No. 1513, § 1, 4-14-09)

Sec. 3092 - Site development regulations.

(a) Minimum lot requirements:

(1) *Lot area*: Eight thousand (8,000) square feet, except that townhouses and two-family dwellings constructed on an eight thousand (8,000) square foot or larger lot may be divided along the common wall or walls.

(2) *Lot frontage*: Sixty (60) feet, except that a subdivided, two-family dwelling constructed on a lot having sixty (60) feet or greater lot frontage may divide the lot frontage in half.

(b) Maximum density: Forty-eight (48) bedrooms per acre except single-unit residential.

(c) Minimum setback requirements:

(1) *Front yard*: Thirty-five (35) feet (may be reduced to twenty-five (25) feet for uses with parking in the rear).

(2) *Side yard*: Ten (10) feet, except on corner lots, a side yard facing the street shall be twenty (20) feet.

(3) *Rear yard*: Twenty-five (25) feet.

(d) Maximum height of structures, except church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt: Thirty-five (35) feet; or forty-five (45) feet with an additional one (1) foot setback per foot of additional height. Utility poles may

have a maximum height of forty-five (45) feet.

(e) Maximum coverage:

(1) *Lot coverage*: Sixty (60) percent.

(2) *Floor area ratio*: 0.40 FAR.

(f) All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

(Ord. No. 1215, § 17, 5-11-99; Ord. No. 1184, adopted 6-9-98; Ord. No. 1369, § 6, 10-12-04)

Sec. 3094 - Maximum Residential Occupancy.

The maximum dwelling unit occupancy shall be a family, plus two (2) persons unrelated to the family; or no more than four (4) unrelated persons.