

CARSON CREEK SPECIFIC PLAN
Sections 4.6 – CC3K

4.6 Single Family High Density (3,000 sq. ft. min.)

1 Permitted Uses:

The following uses are allowed by right, without special use permit:

Primary Uses:

One single family detached dwelling per lot

Accessory Uses:

Renting of not more than one room per dwelling

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

Uses permitted with a special use permit. The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Non-profit membership clubs and associations

Public utilities buildings and structures other than distribution and transmission lines

Real-estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Health facility

Community care facility

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director

2. Site Development Standards

Maximum Lot Area:	3,000 sf
Maximum Lot Coverage:	60% for single story 50% for double story
Minimum Lot Frontage:	Thirty feet (30') for interior lots; forty-five feet (45') for corner lots
Minimum Setbacks:	<u>Front yard:</u> Four feet (4') <u>Side yard:</u> Five feet (5'). Ten feet (10') if adjacent to side street. <u>Building to Building:</u> Between buildings side to side: ten feet (10'); Side to rear: twenty feet (20'); Rear to rear: thirty feet (30'); Between accessory building/detached garage: ten feet (10').
Maximum Height:	Thirty feet (30') or 2 stories.
Garages:	3' from alley/private drive, or 3' from the rear property line (garages may be located on the side property line). Garage must be 10' from the rear of the house if detached.
Required Parking:	Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that he equivalent of two (2) parking spaces per unit are available in guest parking areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in a driveway or in any exterior location on the lot.
Design Review:	Single Family High Density developments require special consideration to architectural materials and coordinating landscaping, entry treatment, sound walls, recreation amenities and other features to insure quality development. The Design Guidelines provide criteria for which Single Family High Density must adhere when designing a propose development.