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**CHAPTER 82.36 OAK HILLS COMMUNITY PLAN**

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**82.36.010 General Provisions**

Development standards, procedural regulations and other provisions of this Title shall apply to all projects within the Oak Hills Community Plan area except as noted in this Chapter.

**82.03.020 Agricultural and Resource Management Land Use Zoning Districts**

- (a) **Minimum Area Designation:** As outlined in Table 82-3 of Chapter 82.03.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-4 of Chapter 82.03.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-4C of Chapter 82.03, except as noted below:
  - (1) **Oak Hills/Resource Conservation (OH/RC) Land Use Zoning District.**
    - (A) **Minimum Width:** 150 feet.
    - (B) **Minimum Depth:** 150 feet.
  - (2) **Oak Hills/Floodway (OH/FW) Land Use Zoning District.** The provisions of Section 82.03.070 plus the following additional provisions shall apply to all development within the OH/FW Land Use Zoning District:
    - (A) **Site Design.** The natural drainage courses should not be occupied or obstructed and should be left in their natural state as much as possible. Hard lined concrete facilities are discouraged; however rock slope protection may be used for erosion control.
    - (B) **Road Crossings.** Road crossings shall be designed to have minimal impact on the natural drainage courses.

- (C) **Boundaries.** Where it has been demonstrated in a detailed drainage report that land within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.

- (d) **Development Standards.** As outlined in Table 82-5C of Chapter 82.03.

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### **82.03.030 Residential Land Use Zoning Districts**

- (a) **Minimum Area Designation.** As outlined in Table 82-6 of Chapter 82.04.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-7 of Chapter 82.04.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-8C of Chapter 82.04, except as noted below:

(1) **Oak Hills/Single Residential (OH/RS) Land Use Zoning District.**

- (A) **Minimum Lot Size.** Within areas that contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.

- (B) **Minimum Width:** 100 feet for subdivisions greater than or equal to one acre.

- (C) **Minimum Depth:** 100 feet for subdivisions greater than or equal to one acre.

(2) **Oak Hills/Multiple Residential (OH/RM) Land Use Zoning District.**

**Minimum Lot Size:** The minimum lot size shall be 7,200 square feet. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions. The maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.

- (d) **Development Standards.** As outlined in Table 82-9C of Chapter 82.04, except as noted below:

- (1) **Oak Hills/Rural Living (OH/RL) Land Use Zoning District.** Side – Interior Setbacks: 15 feet.
- (2) **Oak Hills/Single Residential (OH/RS) Land Use Zoning District.** Maximum coverage: 40%.
- (3) **Oak Hills/Multiple Residential (OH/RM) Land Use Zoning District.**
  - (A) **Maximum Density:** 10 units per acre.
  - (B) **Side – Street Side Yard Setbacks:** 25 feet.
  - (C) **Maximum Structure Height:** 35 feet.

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#### **82.03.040 Commercial Land Use Zoning Districts**

- (a) **Minimum Area Designation:** As outlined in Table 82-10 of Chapter 82.05, except the minimum area for the Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District designation shall be 2.5 acres.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-11 of Chapter 82.05.
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-12C of Chapter 82.05, except as noted below:
  - (1) **Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District.**
    - (A) **Minimum Lot Size:** 2.5 acres. Minimum lot size can be less than two and one-half (2.5) acres if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit, or Department Review application.
    - (B) **Minimum Width:** 300 feet.
    - (C) **Minimum Depth:** 300 feet.
    - (D) **Site Design.** Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic, as well as buffering if adjacent to residential uses.
  - (2) **Oak Hills/General Commercial (OH/CG) Land Use Zoning District.**

- (A) **Minimum Width:** 300 feet.
  - (B) **Minimum Depth:** 300 feet.
  - (C) **Site Design.** Site design within general commercial use areas should include effective internal circulation, designed to minimize traffic impacts on adjacent arterial streets.
  - (D) **Regional Commercial Uses.** Regional commercial uses should have access from major highways or arterials, and be of a size and configuration to facilitate development of businesses attracting consumers from a regional market area. Minimum site area for a development project within a regional commercial area should be ten acres.
- (3) **Oak Hills/Service Commercial (OH/CS) Land Use Zoning District.**
- (A) **Minimum Width:** 300 feet.
  - (B) **Minimum Depth:** 300 feet.
- (d) **Development Standards.** As outlined in Tables 82-15A and 84-15B of Chapter 82.05, except as noted below:
- (1) **Oak Hills/Neighborhood Commercial (OH/CN) Land Use Zoning District.**
    - (A) **Maximum lot coverage:** 40%.
    - (B) **Side - Street Side Setback:** 15 feet.
    - (C) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 0.47.
  - (2) **Oak Hills/General Commercial (OH/CG) Land Use Zoning District.**
    - (A) **Maximum lot coverage:** 60%.
    - (B) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.
  - (3) **Oak Hills/Service Commercial (OH/CS) Land Use Zoning District.**
    - (A) **Maximum lot coverage:** 65%.
    - (B) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.

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**82.03.050 Industrial and Special Purpose Land Use Zoning Districts**

- (a) **Minimum Area Designation:** As outlined in Table 82-16 of Chapter 82.06.
- (b) **Allowed Uses and Permit Requirements.** As outlined in Table 82-17 of Chapter 82.06. The allowed uses for the Special Development (SD) Land Use Zoning District shall be as outlined under Special Development-Residential (SD-RES).
- (c) **Subdivision Standards.** As outlined in Subsection Table 82-18C of Chapter 82.06, except as noted below:
  - (1) **Oak Hills/Community Industrial (OH/IC) Land Use Zoning District.**
    - (A) **Minimum Width:** 150 feet.
    - (B) **Minimum Depth:** 200 feet.
    - (C) **Site Design.** Where possible, industrial areas should be separated from residential areas by natural or manmade barriers, such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, and other potential land use conflicts, must be addressed through the design review process.
  - (2) **Oak Hills/Institutional (OH/IN) Land Use Zoning District.**
    - (A) **Minimum Lot Dimensions Width to Depth Ratio:** 1:4.
    - (B) **Site Design.** The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the community plan area.
  - (3) **Oak Hills/Special Development (OH/SD) Land Use Zoning District.**
    - (A) **Minimum Width:** 400 feet.
    - (B) **Minimum Depth:** 400 feet.
- (d) **Development Standards.** As outlined in Tables 82-21A and 81-21B of Chapter 82.06, except as noted below:
  - (1) **Oak Hills/Community Industrial (OH/IC) Land Use Zoning District.**
    - (A) **Side - Street Side Setback:** 15 feet.

- (B) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 0.97.
  - (C) **Maximum lot coverage:** 70%.
- (2) **Oak Hills/Institutional (OH/IN) Land Use Zoning District.**
  - (A) **Front Setback:** 15 feet.
  - (B) **Side - Street Side Setback:** 15 feet.
  - (C) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.
  - (D) **Maximum lot coverage:** 70%.
- (3) **Oak Hills/Special Development (OH/SD) Land Use Zoning District.**
  - (A) **Front Setback:** 15 feet.
  - (B) **Side - Street Side Setback:** 15 feet.
  - (C) **Side - Interior Yard Setback.** Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
  - (D) **Rear Yard Setback.** A rear yard is required only when the adjacent property is not designated commercial or industrial.
  - (E) **Floor Area Ratio (FAR):** Maximum FAR (floor area/lot area): 1.20.
  - (F) **Maximum Structure Height:** 50 feet.

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