

Chapter 16.15 JBOZ JORDANELLE BASIN OVERLAY ZONE

Section 16.15.06 JBOZ Densities.

The following densities shall be allowed within the JBOZ. Densities may be transferred from lower density areas to higher density areas to allow for more open space and preservation of sensitive areas and view corridors, and to encourage clustering of development. If appropriate to meet the goals of the Jordanelle Land Use Plan, the Planning Commission has the authority, during the approval processes, to allow portions of the property to be adjusted up or down one (1) land use density category, without the necessity of granting a variance. Mixed-use commercial and commercial densities may not be changed to residential densities. The standard densities shall be measured in Equivalent Residential Units termed "ERUs".

- (1) **Critical/Sensitive Lands Open Space.** Density = 1 ERU/40 acres. This amount may be transferred to a higher density area deemed appropriate by the Planning Commission.
- (2) **Countryside Residential.** Density = 1 ERU/5 net developable acres.
- (3) **Low-Density Residential** = 1.5 ERU/net developable acres.
- (4) **Medium Density Residential** = 1.5 to 3.5 ERU/net developable acre.
- (5) **High Density Residential** = 3.25 to 5.0 ERU/net developable acre.
- (6) **Mixed Use Commercial** = 8 ERU/net developable acre.
- (7) **Neighborhood Commercial.** Minimum site area = 20,000 square feet; Maximum building footprint size = 3,500 square feet; Maximum building square foot/site ration 35%.
- (8) **Community Commercial Uses.** Minimum site area = 40,000 square feet. Maximum building footprint size/site ratio = 18%. Maximum building square foot/site ratio 35%.
- (9) **Community/Civic Facilities** as the needs arise.