

II. Land Use Proposal

A. Permitted Uses

1. Townhouse residential developments.
2. Other permitted uses listed under the R-4 (Townhouse Residential District) zoning designation of the Oro Valley Code Revised.

III. Development Standards

A. Perimeter Setbacks

Perimeter setbacks shall be maintained as follows:

1. From the property line of any R-1 district: Twenty-five (25') feet
2. From the property line of any district other than R-1: Ten (10') feet

B. Building Setbacks

1. Front, sides and rear: Zero (0)
2. Ten (10') feet in between buildings

C. Building Height

1. Eighteen (18') feet, 1-story

D. Lot Density Coverage

1. Expansions into the front yard: May be permitted with an approval by the Planning and Zoning Administrator and the Town Engineer.
2. Expansions into the rear yard: Each lot shall maintain a minimum of two hundred fifty (250) square feet of uncovered living space in the rear yard.

E. Detached Accessory Structures

1. See above setback and height provisions.
2. Detached accessory buildings shall not exceed the height of the main building nor be any closer to the front lot line than the main building.

F. Lighting

1. All lighting shall be in conformance with the Oro Valley Lighting Code, Section 27.5.

G. Signage

1. All signage shall be in conformance with the Oro Valley Sign Code, Chapter 28.

H. Landscape Standards

1. All future landscaping shall be in conformance with the Oro Valley Landscape Code, Section 27.6.