

Petersburg Development Code Revision
HIGH DENSITY RESIDENTIAL DISTRICT

Multi-Family Residential Current Code	Lot Development Standard	High Density Residential Adopted New Code
10,000 sf	Minimum Lot Size	1 acre for manufactured home park 10,000 sf for multi-family 5,000 sf for individual lots
20'	Front Yard Setback	20'
20'	Rear Yard Setback	20'
10'	Side Yard Setbacks	10'
0'	Tidelands Yard Setback	0'
100'	Minimum Frontage	100' 50' for < 3 dwellings
35%	Maximum Lot Coverage	35%
35'	Maximum Building Height	35' or 3 stories
2 spaces per unit	Minimum Off-Street Parking	1 space per unit
6'	Maximum Fence Height	6' – must meet sight line clearance at corners and driveways

Current Code	Allowable Uses	Adopted New Code
Yes	Single-family dwellings	Yes
Yes	Two-family dwellings	Yes
Yes	Multi-family Structures, Townhouse Dwellings	Yes
No	Group of Dwellings (Detached Multi-family)	Yes
Only in SFMH & MHP	Mobile Home & Manufactured Home	Yes
No	Tiny House Dwelling	Yes
Yes	Public Parks & Playgrounds	Yes
Only in MHP District	Mobile Home & Manufactured Home Park	Yes
	Accessory Uses*	
No	Detached Accessory Dwelling	Yes, Max. 800 sf
2 spaces for every 2,500 sf that lot exceeds 7,500 sf	Max Garage Size	No conditional use permit. Footprint of all Accessory Structures** cannot exceed:
Conditional Use Permit	Net house, warehouse	

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		20% of total lot area on lots up to 15,000 sq. ft.; 25% of total lot area on lots 15,001 to 40,000 sq. ft.; and 35% total on lots over 40,000 sq. ft.
	Conditional Uses	
Conditional Use Permit	Boardinghouse; Rooming house (B&B, Vacation Rental)	Yes, 2 bedroom max. 4 bedroom max with conditional use permit
Conditional Use Permit Max size 525 sf	Home Occupation	Home Occupation Permit Max size 525 sf but may be increased by 275 sf for every .5 acres of lot size over .5 acre.
Conditional Use Permit	Public & Private School; Child care	Conditional Use Permit
Conditional Use Permit	Church	Conditional Use Permit
Conditional Use Permit	Trailer for Construction (Temporary Dwelling during Construction)	2-year Administrative Permit Must have building permit first.
Conditional Use Permit	Public Buildings & Structures	Conditional Use Permit
Conditional Use Permit	Noncommercial radio and television towers	Conditional Use Permit
Conditional Use Permit	Personal Docks & Moorage	Conditional Use Permit

* **Accessory Use.** A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. Examples of accessory use include, but are not limited to, storage, home occupation, and other similar uses. A primary use must be established prior to accessory use.

****Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Except for certain caretaker/watchmen dwellings under Section 2.3.200, accessory structures are detached from the primary structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, membrane buildings, greenhouses, heat pumps, workshops, caretaker/watchman dwellings, warehouses, net houses, and other structures.