

EDEN AREA

Street Regulating Plan

STREET TYPES AND AMENITIES

- General Open Space
TDR sending.
- Estate Lot Residential (ELR)
Single-family lot as small as 3 acres. *TDR sending.*
- Rural Residential (RR)
Single-family lot as small as 40,000 sq. ft. *TDR sending in WWP and receiving in OVPA.*
- Large Lot Residential (LLR)
Single-family lot as small as 20,000 sq. ft. *TDR receiving.*
- Medium-Large Lot Residential (MLLR)
Single-family lot as small as 12,500 sq. ft. *TDR receiving.*
- Medium Lot Residential (MLR)
Single-family lot as small as 8,000 sq. ft. *TDR receiving.*
- Small Lot Residential (SLR)
Up to four-family lot as small as 3,000 sq. ft. *TDR receiving.*
- Multi-Family Residential (MFR)
Multi-family lot, height restrictions, no lot minimum. *TDR receiving.*
- Mixed-Use Commercial (MUC)
Commercial at street level, multifamily and other uses above and behind, height restrictions, no lot minimum. *TDR receiving.*
- Vehicle Oriented Commercial (VOC)
Same as MUC with special considerations for vehicle-oriented uses. *TDR receiving.*
- Government/Institutional (G/I)
Same as VOC with special considerations for government and institutional uses. *TDR receiving.*
- Limited Access Arterial or Collector Street
Access to street generally restricted to planned intersections.
- Trails
Required trails.
- Roundabout
Street roundabout.

COMMUNITY FEATURES

- Long-Term Open Space
- Park
- Trailhead
- Water Body
- Wildlife Migration Area

