

OPEN

*Urban/Sloping
less than 10%*
SMA



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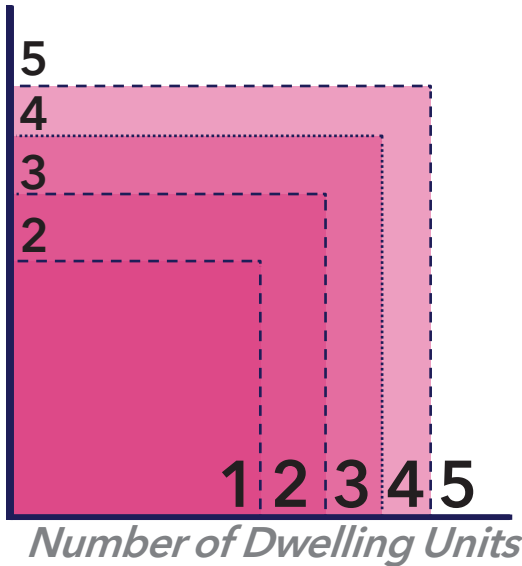
Open Zoning
Parcel Build Out Guide



County: **OPEN**
 State Land Use District: **URBAN**
Special Management Area

Parcels located within an area designated "Urban" by the State Land Use Commission, one (1) single family detached dwelling unit per one (1) acre of land shall be permissible if the existing average slope of the parcel is no greater than ten percent (10%).

**Dwelling Unit Count by
 Parcel Acreage Threshold**
Acres



Structure Terminology
Design Features:

	Kitchen	Bathroom	Max sq.ft.	CPR Capable
DU	Must have	Must have	None	Yes
GH	May have	May have	800*	No

*Max sq.ft. thresholds only count enclosed spaces

Parcel Configurations

■ Dwelling Unit (DU)
 ■ Guest House (GH)

1 ■ ■

Parcels less than 2 acres qualify for 1 DU and 1 GH

2 ■ ■ ■

Parcels between 2 and 2.99 acres qualify for 2 DUs and 1 GH

3 ■ ■ ■ ■

Parcels between 3 and 3.99 acres qualify for 3 DUs and 1 GH

4 ■ ■ ■ ■ ■

Parcels between 4 and 4.99 acres qualify for 4 DUs and 1 GH

5 ■ ■ ■ ■ ■
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Parcels between 5 and 5.99 acres qualify for 5 DUs and 1 GH

*For each additional acre, the lot qualifies for another DU

Development in the SMA

Parcels located within the Special Management Area (SMA) as well as Agriculture or Open zoning are limited to 1 Guest House (GH) per lot of record.

"Guest House" means a building with a floor area of no more than eight hundred (800) square feet, may contain a kitchen, and is used for dwelling purposes by guests, tenants, or owner(s). A guest house shall not be used for a transient vacation rental (TVR) or homestay operation within or outside of the visitor destination area (VDA).