

4.10 D-ON NATURAL



4.10.1 Purpose

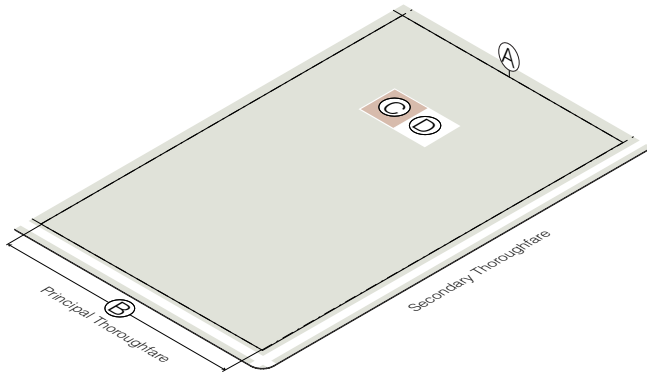
The D-ON zone addresses open spaces that are maintained in a predominantly undeveloped state, and typically set aside for land conservation, passive recreation, and ecological restoration.

4.10.2 General

All development in the D-ON zone must comply with the form standards of this section, as well as any applicable standards in other sections, including the following:

Principal Uses	Section 6.1
Accessory Uses	Section 6.2
Temporary Uses	Section 6.3
Landscape	Section 7.1
Fences and Walls	Section 7.2
Stormwater	Section 7.3
Outdoor Lighting	Section 7.4
Corner Visibility	Section 7.5
Site Impacts	Section 7.6
Pedestrian Access	Section 8.1
Bicycle Access and Parking	Section 8.2
Vehicle Access and Parking	Section 8.3
Transportation Demand Management	Section 8.4
On-Premise Signs	Section 9.2
Blocks	Section 10.1
Rights-of-Way	Section 10.2
Nonconformities	Section 12.1

4.10.3 Lot



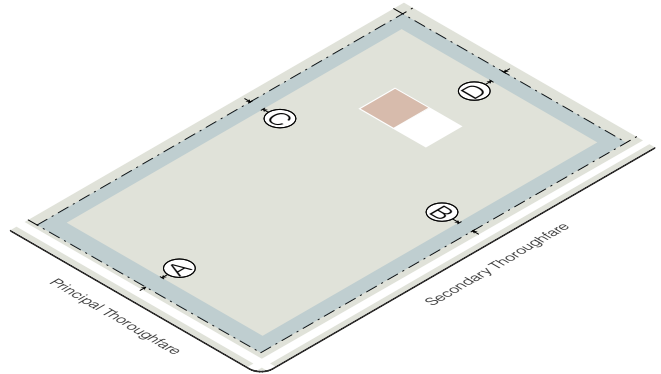
Lot Dimensions

Ⓐ	Lot area (min)	5,000 SF
Ⓑ	Lot width (min)	50'

Lot Coverage

Ⓒ	Building coverage (max)	2%
Ⓓ	Impervious coverage (max)	5%

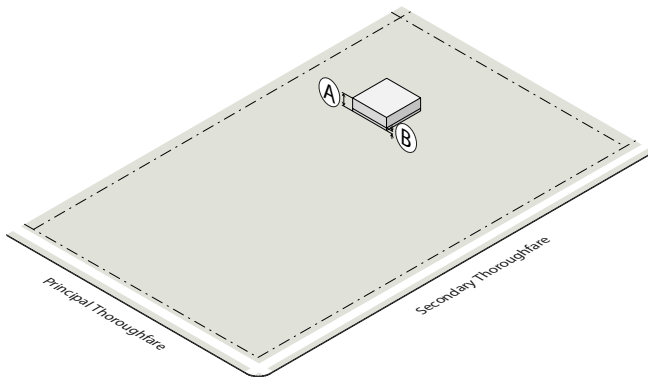
4.10.4 Siting



Building Setbacks

Ⓐ	Front yard (min)	15'
Ⓑ	Corner side yard (min)	15'
Ⓒ	Interior side yard (min)	15'
Ⓓ	Rear yard (min)	15'

4.10.5 Height



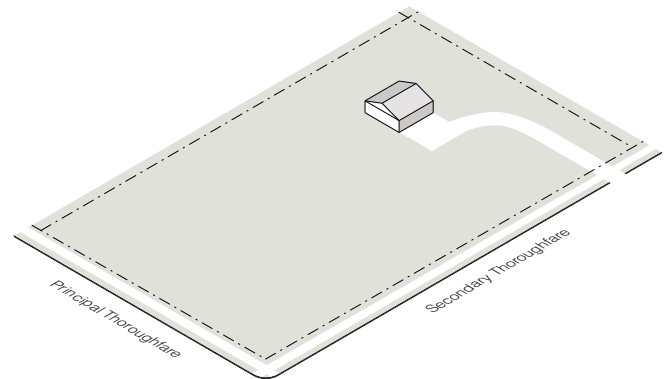
Building Height

Ⓐ	Building height (max)	1 story
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Story Height

Ⓑ	Finished ground floor level (min/max)	0'/2'
	Ground story height (min)	N/A

4.10.6 Activation



Transparency

Ground floor transparency, front facade (min)	N/A
Ground floor transparency, corner side facade (min)	N/A
Upper floor transparency, front and corner facades (min)	N/A

Pedestrian Access

Main entrance location	N/A
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4.10.7 Specific Standards

- A.** Trails and related public amenities, such as boardwalks, pavilions, and observation towers, are encouraged provided they do not negatively impact sensitive habitats.
- B.** Substantial alteration to existing topography and landscape is permitted only as necessary to restore ecosystem services or a natural, pre-development condition.
- C.** Native vegetation, such as grasses, shrubs, and trees, may be disturbed only as necessary to control noxious or invasive vegetation or to remove dead, dying, or diseased vegetation. Where removal of native vegetation is unavoidable to facilitate civic uses or public access, native or naturalized vegetation must be replaced in kind elsewhere on the site.
- D.** Materials used for elements, features, and objects within the site should use muted, natural colors. Bright, reflective colors, including white, are discouraged.
- E.** Site design should incorporate sustainable landscape design practices, in accordance with the Sustainable Sites Initiative Rating System and Reference Guide.
- F.** The following exterior facade materials are prohibited on principal buildings:
 - 1.** Reflective wall surface material with a Visible Light Reflectance (VLR) of greater than 15%.