

**CHAPTER 7-6a. PUD: SUNSET ESTATES**

(formerly “Bowler Realty”)

Enacted by Ordinance 1996-28 (December 4, 1996)

Location: property located directly north of Overlake Phase 1A (see Ordinance 1996-28 exhibits)

**ZONING REGULATIONS OF THE PUD:**

Land with the RM-8\* underlying zoning district:

- Maximum density of 8 dwelling units per acre (gross).
- First unit requires minimum 6,800 square-foot lot.
- Second through eighth units require minimum 5,250 square-foot lots.
- Duplex requires minimum 12,050 square-foot lot (6,800 + 5,250).
- Four-plex requires minimum 22,550 square-foot lot.
- Eight-plex requires minimum 1 acre.

(\*In 2024 the RM-8 zoning district has been reenacted as the MR-8 zoning district.)

Land with the R1-8 underlying zoning district:

- Minimum residential lot size is 8,000 square feet.
- Duplex requires minimum 6,000 square feet.
- Non-residential buildings require minimum 12,000 square-foot lot.

Land with the R1-10 underlying zoning district:

- Minimum residential lot size is 10,000 square feet.

(Ord. 2024-06, 03-20-2024)