

Zone Comparison Table: Workforce Home Business (WHB) Proposal

November 9, 2021

	Proposed New Zone: Workforce Home Business (WHB)	Rural (R-TC)	Neighborhood Conservation (NC-TC)	Suburban (S-TC) [Hog Island Subdivision]	Impact in Subarea 7.2: Hog Island Home Business
How much can I build? (Bulk / Form)					
Site Development					
How to Calculate	Site development potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Site Development potential is based on the gross (total) acreage of your property minus those areas that are not developable. To calculate your potential, you will need to use a survey or the GIS to estimate your Adjusted Site Area. Adjusted Site Area (ASA) = Total Acres – Acres in vehicular easements and water			This change should make it easier and more time and cost-efficient for you to see how much area you can develop on your property.
Maximum Allowed Site Development	$GSA(0.11)(43,560) + 5,619$ sf	Residential lots 0.5-3 ac: $(ASA-0.5)(0.11)(43,560)+8,015$ Residential Lots 3-35 ac: $(ASA-3) (0.040344) (43,560) +19,994$ Residential Lots > 35 ac: $(ASA)(0.05)(43,560)$ Other Principal Use: $(ASA)(43,560)(0.05)$		$ASA*43,560*0.6$	NC-TC and R-TC. For residential lots without road easements or bodies of water, Site Development Max will stay the same. If your property has road easement or water then you site development maximum will increase with the amount of site area occupied by these elements. S-TC. Allowed site development will decrease from 40% of the lot (minus easements and water) to be consistent with NC and R zoning and neighboring character.
Floor Area					
How to Calculate	Floor area potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Floor area potential is based on the gross (total) acreage of your property minus those areas that are not developable. To calculate your potential, you need to use a survey or the County GIS to estimate your Base Site Area. Base Site Area (BSA) = Total Acres – Acres in road easements, water, previously committed open space and 50% of land in steep slopes			This change should make it easier and more time and cost-efficient for you to see how much you can build on your property.
Maximum Floor Area	Lots ≤ 10 ac: $GSA(0.032)(43,560) + 3,900$ sf; Not to exceed 10,000 sf Lots > 10 ac: $(GSA \text{ ac} - 10)100$	Residential Lots > 0.5 ac: $(BSA-0.5)(0.032)(43,560)+4,596$ Other Principal Use: $(BSA)(43,560)(0.007)$		Residential Use: $(BSA)(43,560)(0.35)$ Other Principal Use: $(BSA)(43,560)(0.30)$	NC-TC and R-TC Residential lots without any road easements, water, committed open space or slopes, Floor Area Max will stay the same. If your property has road easements, water etc. on it then

	sf +10,000 sf; Not to exceed 15,000 sf				your floor area maximum will increase with the amount of site area occupied by these elements. S-TC Floor area maximum will decrease from 10,000 sf, depending on lot size, to an allowance consistent with the R and NC zones in the subarea.
Other					
Maximum Building Size	10,000 sf Hospital, Religious Institution, Daycare or School determined by CUP	Single-Family Unit: 10,000 sf		Single-Family Unit: 10,000 sf	No change in the maximum size of a residential structure.
Height	30'	Residential: 30' Other Uses: 35'	Residential: 30' Other Uses: 40'	Agriculture: 40' Residential or Other Use: 24'	NC-TC and R-TC. No change for residential uses. S-TC. Residential height maximum increased from 24' to 30'. Qualifying agricultural uses are exempt from height requirements.
Where can I build? (Location)					
Site Dev. Location					
Natural resource setbacks	Rivers: 150' Streams/Ponds: 50'-150' Wetlands: 30'	Rivers: 150' Streams/Ponds: 50'-150' Wetlands: 30'			No change.
Natural Resources Overlay / Scenic Resources Overlay	Not affected by this proposal.	Not affected by this proposal.			
Street Setback (min)	<3 ac: 25' ≥ 3 ac: 50'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage			Front setbacks would be equal for structure and site development, with exemption for driveways.
Side Setback (min)	<3 ac: 12.5' ≥ 3 ac: 25'	<1 ac: 5' ≥ 1 ac: 15'	<3 ac: 5' ≥ 3 ac: 15'	5'	Side setbacks increase to encourage more space between neighboring lots.
Rear Setback (min)	<3 ac: 12.5' ≥ 3 ac: 20'	<1 ac: 12.5' ≥ 1 ac: 20'	<3 ac: 12.5' ≥ 3 ac: 20'	15'	No increase in rear setbacks.

Slope development prohibited	> 30%	> 25%	> 30%	> 30%	Uniform standard of prohibited development on slopes greater than 30%.
Structure Location					
Structure Setbacks			*Platted properties in KDC Subdivision and will not change with proposed zoning.	*Platted properties in Hog Island Subdivision and will not change with proposed zoning.	
Street Setback (min)	<3 ac: 25' ≥ 3 ac: 50'	<1 ac: 25' ≥ 1 ac: 50'	<3 ac: 25' ≥ 3 ac: 50'	25'	No increase in street setbacks.
Side Setback	<3 ac: 25' ≥ 3 ac: 40'	<1 ac: 10' ≥ 1 ac: 30'	<3 ac: 10' ≥ 3 ac: 30'	10'	Greater side setbacks provide additional buffer and space between neighboring development.
Rear	<3 ac: 25' ≥ 3 ac: 40'	<1 ac: 25' ≥ 1 ac: 40'	<3 ac: 25' ≥ 3 ac: 40'	30'	No increase in rear setbacks.
What can I do? (Uses)					
Primary Uses					
By-Right	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential 	<ul style="list-style-type: none"> • Agriculture • Single-Family Residential 			No change
Basic	None	None			No change
Conditional	<ul style="list-style-type: none"> • Outdoor Recreation • Nursery • Outfitter/Tour Operator • Assembly • Daycare/Education • Utility Facility • Wireless Facility 	<ul style="list-style-type: none"> • Outdoor Recreation • Dude/Guest Ranch • Dormitory • Group Home • Campground • Nursery • Outfitter/Tour Operator • Assembly • Daycare/Education • Utility Facility • Wireless Facility • Aviation 	<ul style="list-style-type: none"> • Outdoor Recreation • Utility Facility • Wireless Facility 	<ul style="list-style-type: none"> • Outdoor Recreation • Dormitory • Group Home • Outfitter • Assembly • Utility Facility • Wireless Facility 	<p>Properties less than 35 acres are limited to agriculture, single-family residential, and wireless and utility facility primary uses.</p> <p>Properties 35 acres or greater would be allowed some conditional uses that are consistent with the character of the area and require significant site area.</p>
Accessory Uses					
Basic	<ul style="list-style-type: none"> • Accessory Residential Unit • Home Occupation • Family Home Daycare 	<ul style="list-style-type: none"> • Accessory Residential Unit • Home Occupation 	<ul style="list-style-type: none"> • Accessory Residential Unit • Home Occupation 	<ul style="list-style-type: none"> • Home Occupation • Family Home Daycare 	<p>NC-TC and R-TC. No change.</p> <p>S-TC. Accessory residential unit (ARU) is a new allowed use.</p>

		<ul style="list-style-type: none"> Family Home Daycare 	<ul style="list-style-type: none"> Family Home Daycare 		
Conditional	<ul style="list-style-type: none"> Home Business Home Daycare Center 	<ul style="list-style-type: none"> Home Business Home Daycare Center Bed & Breakfast 	<ul style="list-style-type: none"> Home Business Home Daycare Center 	<ul style="list-style-type: none"> Home Business Home Daycare Center 	Bed and Breakfast is not an allowed use in WHB zone. This use is only allowed on 70+ acre sites in R-TC zone.
Scale of Use (max)					
Detached Single-Family Unit	Habitable (not basement): 8,000 sf Gross (not basement): 10,000 sf + 100 sf per ac GSA over 10 acres; not to exceed 15,000 sf	Habitable (not basement): 8,000 sf Gross (not basement): 10,000 sf + 100 sf per ac BSA over 10 acres; not to exceed 15,000 sf			No meaningful change. Maximums scale for lots over 10 acres may increase minimally based on the conditions of the site (presence of water or road easements).
Accessory Residential Unit (ARU)					
Primary use residential	Density: <3 ac, 1/du ≥ 3 ac, 2/du, with restriction Gross: 1,000 sf	Density: 1 / lot Gross: 1,000 sf	Density: 1 / lot Gross: 1,000 sf	Prohibited	Proposed zone would allow up to 2 ARUs accessory to a single-family dwelling on lots of 3 acres or more.
Primary use non-residential	Density: accessory density Gross: 850 sf	Density: accessory density Habitable: 850 sf	prohibited	Prohibited	ARUs accessory to a nonresidential use are allowed. These ARUs must be workforce restricted.
Home Business Use	Zone-specific standards, including operations plan, allowance for outdoor storage	Standards of 6.11.E. All storage required in structures.	Standards of 6.11.E All storage required in structures.	Standards of 6.11.E All storage required in structures.	WHB zone adds zone-specific standards that add flexibility but require an operations plan to achieve predictability.
Additional Standards					
Lighting	60,000 lumens / site maximum	60,000 lumens / site maximum			No change
Noise – Max Sound Level at Property Line	65 DBA	55 DBA	55 DBA	55 DBA	Allowed sound level at property line increased to 65 DBA to reflect nature of accessory home business character.
Signs	Nonresidential: 1 rustic freestanding or wall sign (12 sf, 6') Residential: 1 rustic freestanding or wall sign (4 sf, 4') Home Business / Home Occupation: One wall sign (2 sf)	Nonresidential: 1 rustic freestanding or wall sign (12 sf, 6') Residential: 1 rustic freestanding or wall sign (4 sf, 4') Home Business / Home Occupation: One wall sign (2 sf)	Nonresidential: 1 rustic freestanding or wall sign (12 sf, 6') Residential: <3 acres – 1 wall sign, ≥ 3 ac – 1 rustic freestanding or wall sign (4 sf, 4') Home Business / Home Occupation: One wall sign (2 sf)		No meaningful change. Properties <3 acres zoned NC or S would be able to have a rustic freestanding sign.
Can I subdivide? (Development Options)					

Subdivision & Development Options	<ul style="list-style-type: none"> Land Division WHB Density Bonus CN-PRD Rural-PRD Floor Area Option 	<ul style="list-style-type: none"> Land Division CN-PRD Rural-PRD Floor Area Option 	<ul style="list-style-type: none"> Land Division 	<ul style="list-style-type: none"> Land Division Condo/Townhouse (not feasible in Hog Island Subdivision) CN-PRD (not allowed in Hog Island Subdivision) 	Proposed zone adds the Workforce Home Business Option tool. Retains other development options focused on conservation (apply only to sites over 35 ac).
Land Division					
Lot Size (min)	35 ac	35 ac	Varies (3 ac – 20 ac). No additional land division permitted in this subarea.	12,000 sf No additional land division permitted in this subarea.	Existing property rights define the maximum density by traditional subdivision.
Workforce Home Business Option					
Purpose	<ul style="list-style-type: none"> Allows subdivision with required deed-restriction and advance wastewater treatment / sewer connection 	n/a			Allows for subdivision into 3 acre lots with the requirement of workforce deed-restriction and sewer connection or advanced wastewater treatment.
Density (max)	1 SFD + 2 ARUs / 3 acres	n/a			n/a
Floor Area Option					
Purpose	Non-subdivision option allows for additional ARUs and floor area density on a single parcel for conservation easement	Non-subdivision option allows for additional ARUs and floor area density on a single parcel for conservation easement	n/a		Only applicable for lots of 35 acres or greater.
Project Area (min)	35 ac	35 ac	n/a		n/a
Open Space (min)	90% of project area	90% of project area	n/a		n/a
Density (max)	+ 2 additional ARU per 35 ac	+ 2 additional ARU per 35 ac	n/a		n/a
Floor Area (max)	+ 10,000 sf per 35 ac	+ 10,000 sf per 35 ac	n/a		n/a
Complete Neighborhood PRD					
Purpose	<ul style="list-style-type: none"> Allows subdivision in exchange for a conservation easement Density based on where the development is located 	<ul style="list-style-type: none"> Allows subdivision in exchange for a conservation easement Density based on where the development is located 	n/a	<ul style="list-style-type: none"> Allows subdivision in exchange for a conservation easement Density based on where the development is located 1 du / 35 ac is retained in the rural area 	Only applicable for 105+ acre sites.

	<ul style="list-style-type: none"> 1 du / 35 ac is retained in the rural area 	<ul style="list-style-type: none"> 1 du / 35 ac is retained in the rural area 			
Rural Area (min)	105 ac	105 ac	n/a	105 ac	n/a
Development Area (max)	CN Development Area: 1 ac/19 ac of rural area Reserved Rural Development Area: 1 ac / 9 ac conserved (10% of rural area)	CN Development Area: 1 ac/19 ac of rural area Reserved Rural Development Area: 1 ac / 9 ac conserved (10% of rural area)	n/a	CN Development Area: 1 ac/19 ac of rural area Reserved Rural Development Area: 1 ac / 9 ac conserved (10% of rural area)	n/a
Density (max)	CN Development Area: 1 du / 4.375 ac of rural area Reserved Rural Development Area: 1 du / 35 ac of rural area	CN Development Area: 1 du / 4.375 ac of rural area Reserved Rural Development Area: 1 du / 35 ac of rural area	n/a	CN Development Area: 1 du / 4.375 ac of rural area Reserved Rural Development Area: 1 du / 35 ac of rural area	n/a
Rural PRD					
Purpose	Allows subdivision in exchange for a conservation easement	Allows subdivision in exchange for a conservation easement	n/a		Only applicable for 49+ acre sites.
Open Space (min)	49 ac	49 ac	n/a		n/a
Development Area (max)	3 ac / 7 ac conserved	3 ac / 7 ac conserved	n/a		n/a
Density (max)	3 du / 35 ac	3 du / 35 ac	n/a		n/a