

# Zone Comparison Table: Proposed NR-1 Zoning District

	Proposed Neighborhood Residential-1 (NR-1) Zone	Existing Neighborhood Conservation (NC-TC) Zone	Impact on Existing Single-Family Residential Properties in Subarea 12.2 390 Residential
<b>How much can I build? (Bulk/Form)</b>			
<b>Floor Area</b>			
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.  <b>Base Site Area (BSA)</b> = 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	<b>All Lots:</b> GSA(0.032) + 3,900 sf not to exceed 10,000 sf  <i>For Max Floor Area calculations, use GSA in square feet, not acres.</i>	<b>Residential lots 0.172-0.5 ac:</b> (BSA-0.172)(0.124)(43,560)+2,825 sf <b>Residential lots &gt;0.5 ac:</b> (BSA-0.5)(0.032)(43,560)+4,596 sf <b>Other Uses:</b> (BSA)(43,560)(0.007)	If your lot is 0.5 acres or greater and does not have any road easements, water, committed open space or slopes (i.e. if Gross Site Area = Base Site Area), then your Floor Area Max will stay the same. If your property has road easements, water etc. on it then your floor area maximum will increase with the amount of site area occupied by these elements.
<b>Site Development</b>			
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  <b>Site Development Ratio (SDR)</b> = Maximum Site Development/GSA	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.  <b>Adjusted Site Area (ASA)</b> = 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 Site Development	<b>GSA &lt; 3 acres:</b> GSA(0.11) + 5,619 sf <b>GSA ≥ 3 acres:</b> GSA(0.04) + 15,007 sf not to exceed an SDR of 0.4  <i>For Max Site Dev. calculations, use GSA in square feet, not acres.</i>	<b>Residential lots 0.1-0.5 ac:</b> (ASA-0.1)(0.31)(43,560) + 2,614 sf <b>Residential lots 0.5-3 ac:</b> (ASA-0.5)(0.11)(43,560) + 8,015 sf <b>Residential lots 3-35 ac:</b> (ASA-3)(0.040344)(43,560) + 19,994 sf <b>Other uses:</b> (ASA)(43,560)(0.05)	If your lot is 0.5 acres or greater and does not have any road easements or water (i.e. if Gross Site Area = Adjusted Site Area), then your Maximum Site Development will stay the same. If your property has road easements or water on it then your Maximum Site Development will increase with the amount of site area occupied by these elements.  The maximum SDR of 0.4 means that for all lots, site development cannot exceed 40% of the area of the lot, ensuring a predominance of landscape over built form.
<b>Other</b>			
Single building (max)	10,000 sf	<b>Single-Family Unit:</b> 10,000 sf	No change to the maximum single building floor area for single-family units.
Height (max)	30'	<b>Residential:</b> 30' <b>Other uses:</b> 40'	No change to the maximum height for residential properties.
<b>Where can I build? (Location)</b>			
Site Development Location			
Natural resource setbacks	Not affected by this amendment	Not affected by this amendment	
Natural Resources Overlay / Scenic Resources Overlay	Not affected by this amendment	Not affected by this amendment	
Street Setback (min)	<b>Lots &lt; 3 ac:</b> 12.5' <b>Lots ≥ 3 ac:</b> 25'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	This standard is simpler and provides property owners with additional flexibility. Street setbacks for site development have been reduced to the existing minimum.
Side Setback (min)	<b>Lots &lt; 3 ac:</b> 5' <b>Lots ≥ 3 ac:</b> 15'	<b>Lots &lt; 3 ac:</b> 5' <b>Lots ≥ 3 ac:</b> 15'	No change
Rear Setback (min)	<b>Lots &lt; 3 ac:</b> 12.5' <b>Lots ≥ 3 ac:</b> 20'	<b>Lots &lt; 3 ac:</b> 12.5' <b>Lots ≥ 3 ac:</b> 20'	No change
Structure Location			
Street Setback (min)	<b>Lots &lt; 3 ac:</b> 25' <b>Lots ≥ 3 ac:</b> 50'	<b>Lots &lt; 3 ac:</b> 25' <b>Lots ≥ 3 ac:</b> 50'	No change
Side Setback (min)	<b>Lots &lt; 3 ac:</b> 10' <b>Lots ≥ 3 ac:</b> 30'	<b>Lots &lt; 3 ac:</b> 10' <b>Lots ≥ 3 ac:</b> 30'	No change
Rear Setback (min)	<b>Lots &lt; 3 ac:</b> 25' <b>Lots ≥ 3 ac:</b> 40'	<b>Lots &lt; 3 ac:</b> 25' <b>Lots ≥ 3 ac:</b> 40'	No change
<b>What can I do? (Uses)</b>			
Applicable Changes to the Use Standards			
Primary Uses			
By-Right	• Agriculture • Single-Family Residential	• Agriculture • Single-Family Residential	No change in by-right uses.
Basic	None	None	None

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Conditional	<ul style="list-style-type: none"> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor Recreation</li> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	Outdoor Recreation is no longer an allowed conditional use. Outdoor Recreation uses are not appropriate for residential neighborhoods with relatively small lot sizes and are more appropriate for rural areas of the County.
Accessory Uses			
Basic	<ul style="list-style-type: none"> <li>• Accessory Residential Unit</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Residential Unit</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	No change to allowed accessory uses requiring a Basic Use Permit.
Conditional	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>	No change to allowed accessory uses requiring a Conditional Use Permit.
Scale of Use (max)			
Detached Single-Family Unit	<b>Habitable (not basement): 8,000 sf</b> <b>Gross (not basement): 10,000 sf</b>	<b>Habitable (not basement): 8,000 sf</b> <b>Gross (not basement): 10,000 sf +100 sf per ac BSA over 10 acres; not to exceed 15,000 sf</b>	No change for properties under 10 acres.
Accessory Residential Unit (ARU)			
Primary use residential	<b>Density: 1/du</b> <b>Gross: 1,000 sf</b>	<b>Density: 1/lot</b> <b>Gross: 1,000 sf</b>	For properties where the primary use is single-family residential, there is no change to the accessory residential unit standards.
Primary use non-residential	<b>Density: accessory density</b> <b>Gross: 850 sf</b>	prohibited	
<b>Can I subdivide? (Development Options)</b>			
Land Division			
Minimum Lot Size	3 acres	3 or 6 acres, depending on groundwater	<p>The NC-TC land division standards are based on a land use map, dating originally to 1978, that was used to determine minimum lot sizes for subdivision based on slopes and groundwater. Under these standards, many of the properties in this subarea require a groundwater test to determine the minimum lot size for land division (either 3 acres or 6 acres).</p> <p>The new zoning sets a clear standard of 3 acres, meaning that lots must be 6 acres or more to divide.</p>