

# Zone Comparison Table: Proposed R-2 Zoning District (7/15/15)

	Proposed R-2 Zone (BCC Direction)	Draft R-2 Zone (March 2015)	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone
<b>How much can I build? (Bulk/Form)</b>				
Floor Area				
How to Calculate	Floor area potential is the same, regardless of the size of your property.	Floor area potential is the same, regardless of the size of your property.	Floor area potential is based on the gross (total) acreage of your property minus those areas that are not developable. In order to calculate your potential, you will need to use a survey or the 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	
Floor Area (max)	10,000 sf	10,000 sf	<b>Residential lots &gt;0.5 ac:</b> BSA(0.032) + 3,899 sf <b>Other Uses:</b> BSA x 0.007	
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. 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. In order 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	
Site Development (max)	GSA(0.04) + 15,007 sf	GSA(0.04) + 14,720 sf	<b>Residential lots 3-35 ac:</b> ASA(0.040344) + 14,722 sf <b>Other uses:</b> ASA x 0.05	
Other				
Single building (max)	10,000 sf	10,000 sf	<b>Single-Family Unit:</b> 10,000 sf	
Height (max)	30'	30'	<b>Residential:</b> 30' <b>Other uses:</b> 35'	<b>Residential:</b> 30' <b>Other uses:</b> 40'
<b>Where can I build? (Location)</b>				
Site Development Location				
Natural resource setbacks	Not affected by this amendment	Not affected by this amendment	Not affected by this amendment	
NRO/SRO	Not affected by this amendment	Not affected by this amendment	Not affected by this amendment	
Street Setback (min)	25'	25'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	
Non-Street Setback (min)	5'	5'	½ the structural setback	
Slope development prohibited	> 25%	> 25%	> 25%	> 30%
Structure Location				
Street Setback (min)	25'	25'	50' (lots > 1ac)	50' (lots > 3ac)
Non-Street Setback (min)	10'	10'	<b>Rear (lots &gt; 1 ac):</b> 40' <b>Side (lots &gt; 1 ac):</b> 30'	<b>Rear (lots &gt; 3 ac):</b> 40' <b>Side (lots &gt; 3 ac):</b> 30'
<b>What can I do? (Uses)</b>				
Applicable Changes to the Use Standards				
Consolidation of Uses—Certain like uses with similar standards were consolidated to simplify the regulations				
<ul style="list-style-type: none"> <li>• Agriculture standards and exemptions clarified</li> </ul>				
Uses written for certain zones are replaced with general uses and zone-specific CUP standards				
<ul style="list-style-type: none"> <li>• Reception/Event split—outdoor receptions are now an Outdoor Recreation use with zone specific standards; indoor reception halls are an Assembly use</li> <li>• Standards written for conditional uses in the R2 to limit intensity to rural character and prohibit certain uses in the NRO</li> </ul>				
Primary Uses				
By-Right	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>
Basic	None	None	None	None
Conditional	<ul style="list-style-type: none"> <li>• Assembly</li> <li>• Daycare/Education</li> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Dude/Guest Ranch</li> <li>• Dorm</li> <li>• Group Home</li> <li>• Campground</li> <li>• Nursery</li> <li>• Outdoor Rec</li> <li>• Outfitter/Tour Operator</li> <li>• Assembly</li> <li>• Daycare/Education</li> <li>• Utility Facility</li> <li>• Wireless Facilities</li> <li>• Aviation</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor Rec</li> <li>• Utility facility</li> <li>• Wireless Facilities</li> </ul>
Accessory Uses				
Basic	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>
Conditional	<ul style="list-style-type: none"> <li>• Home Business</li> </ul>	<ul style="list-style-type: none"> <li>• Home Business</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Home Business</li> <li>• Home Daycare Center</li> <li>• Heavy Retail/Service (accessory to Ag only)</li> <li>• Light Industry (accessory to Ag only)</li> </ul>	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>

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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</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>	
Accessory Residential Unit				
Primary use residential	<b>Density: 1/du</b> <b>Size: 1,000 sf</b>	<b>Density: 1/du</b> <b>Size: 1,000 sf</b>	<b>Density: 1/lot</b> <b>Size: 1,000 sf</b>	<b>Density: 1/du</b> <b>Size: 1,000 sf</b>
Primary use agriculture	<b>Density: n/a</b> <b>Size: 850 sf</b>	<b>Density: n/a</b> <b>Size: 850 sf</b>	<b>Density: 1/35 ac</b> <b>Size: n/a</b>	prohibited
Primary use non-residential	<b>Density: n/a</b> <b>Size: 850 sf</b>	<b>Density: n/a</b> <b>Size: 850 sf</b>	<b>Density: 1/lot</b> <b>Size: 850 sf</b>	prohibited
<b>Can I subdivide? (Development Options)</b>				
Subdivision				
Lot Size (min)	35 acres	35 acres	35 acres	3-20 acres based on slopes and groundwater
Floor Area Option				
Purpose	Reflects a separation of subdivision and non-subdivision and allows for additional density on a single parcel	Reflects a separation of subdivision and non-subdivision and allows for additional density on a single parcel	Non-subdivision PRD to achieve additional density in a single parcel	n/a
Open Space (min)	35 – 70 ac	35 – 70 ac	16.3 - 60.5 ac	n/a
Density (max)	+ 2 ARU/35 ac	+ 2 ARU/35 ac	2 du or 3 du/35 ac	n/a
Rural PRD				
Purpose	n/a	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	n/a
Open Space (min)	n/a	n/a	16.3 ac	n/a
Development Area (max)	n/a	n/a	3 ac/7 ac conserved	n/a
Density (max)	n/a	n/a	3 du/35 ac	n/a
Complete Neighborhood PRD				
Purpose	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on where the development is located</li> <li>1 du/ 35 ac is retained in the rural area</li> </ul>	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	
Open Space (min)	70 ac	n/a	<b>6/35: 84.7 ac (49 ac in Alta)</b> <b>9/35: 306 ac</b>	n/a
Development Area (max)	<b>CN Development Area:</b> 1 ac/19 ac conserved <b>Reserved Rural Development Area:</b> 3.5 ac/35 ac conserved	n/a	<b>6/35: 3 ac/7 ac conservation area</b> <b>9/35: 3 ac/17 ac conservation area</b>	n/a
Density (max)	<b>CN Development Area:</b> 1 du/4 ac conserved <b>Reserved Rural Development Area:</b> 1 du/35 ac conserved	n/a	<b>6/35: 6 du/ 35 ac</b> <b>9/35: 9 du/ 35 ac</b>	n/a