

## 2.2.1. Neighborhood Residential-1(NR-1) (5/1/25)

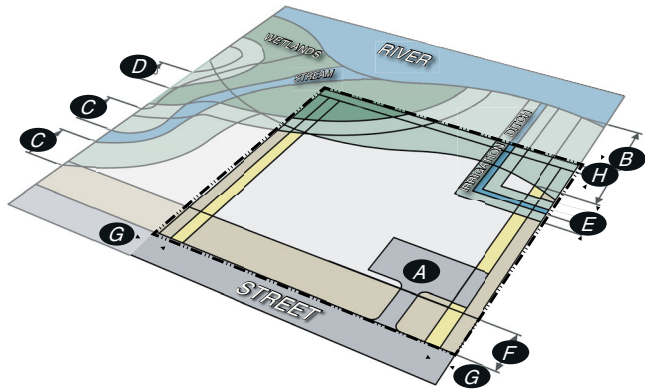
### A. Intent

1. **Desired Future Character.** Future development and use that occurs in the Neighborhood Residential-1 (NR-1) zone should allow for the exercise of property rights in a way that allows for wildlife permeability and the preservation of open space to provide a predominance of landscape over built form. Detached single-family residential is the preferred use. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. **Existing Character.** The Neighborhood Residential-1 zone generally encompasses neighborhoods within Complete Neighborhood Districts with lots of 5 acres and less that are used for a single-family dwelling.
3. **Comprehensive Plan.** The Neighborhood Residential-1 zone is based primarily on the vision for conservation and residential subareas identified in the Illustration of Our Vision chapter of the Comprehensive Plan.

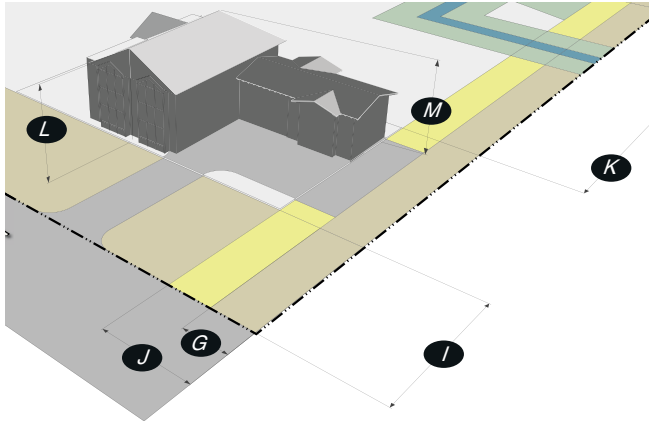
### B. Physical Development

Standards applicable to physical development are provided in this subsection. Where a cross-reference is listed see the referenced division or section for additional standards. All standards in Article 5 are applicable unless stated otherwise.

## 1. Site Development Standards



Site Development Amount	
Site Development (max)	A
GSA < 3 ac	GSA(0.11) + 5,619 sf
GSA ≥ 3 ac	GSA(0.04) + 15,007 sf
Not to exceed	0.4 SDR (9.4.6.E.)
Site Development Location	
Wildlife Habitat	See NRO (Sec. 5.2.1.)
Scenic Viewsheds	See SRO (Sec. 5.3.2.)
Waterbodies/Wetlands	(Sec. 5.1.1.)
River Setback(min)	150' B
Stream/Lake/Pond Setback(min)	(Sec. 5.1.1) C
Wetland Setback (min)	50' D
Irrigation Ditch	(7.7.4.D.)
Irrigation Ditch Setback (min)	15' E
Street Setback (min. except driveway across street yard)	F
GSA < 3 ac	12.5'
GSA ≥ 3 ac	25'
Side Setback (min)	G
GSA < 3 ac	5'
GSA ≥ 3 ac	15'
Rear Setback (min)	H
GSA < 3 ac	12.5'
GSA ≥ 3 ac	20'
Landscaping (Div. 5.5.)	
per 10,000 sf floor area	1 pu
Parking lot	1 pu per 8 spaces



2. Structure Standards		
<b>Structure Location</b>		
Street Setback (min)		<b>L</b>
GSA < 3 ac	25'	
GSA ≥ 3 ac	50'	
Side Setback (min)		<b>J</b>
GSA < 3 ac	10'	
GSA ≥ 3 ac	30'	
Rear Setback (min)		<b>K</b>
GSA < 3 ac	25'	
GSA ≥ 3 ac	40'	
Eaves, canopies, decks, and other architectural projection that clear 9' above finish grade may extend 4' into a setback		
<b>Scale of Development</b>		
Floor area		
Maximum	GSA(0.032) + 3,900 sf	
Not to exceed	10,000 sf	
Single building (max)	10,000 sf	
<b>Structure Height (Sec. 9.4.9.)</b>		
Height: Any point (max)	30'	<b>L</b>
Height: Overall (max)	37.5'	<b>M</b>
<b>Scenic Standards</b>		
RE: Scenic viewsheds	See SRO	(Sec. 5.3.2.)
<b>Fencing</b>		
Wildlife Friendly Fencing	Required	(Sec. 5.1.2.)
<b>Exterior Materials</b>		
External surfaces	Non-reflective	
Colors	Earth tones	

3. Environmental		
Wildlife feeding	(Sec. 5.1.3.)	
Bear resistant trash container	(Sec. 5.1.3.)	
4. Exterior Lighting (Sec. 5.3.1.)		
Light trespass is prohibited.		
All lights over 600 initial lumens shall be fully shielded.		
Lumens per sf of site development (max)	0.5	
Light Color	≤3000 Kelvin	
5. Natural Hazards to Avoid		
<b>Steep Slopes (Sec. 5.4.1.)</b>		
Development prohibited	Slopes >30%	
<b>Unstable Soils (Sec. 5.4.2.)</b>		
<b>Fault Areas (Sec. 5.4.3.)</b>		
<b>Floodplains (Sec. 5.4.4.)</b>		
<b>Wildland Urban Interface (Sec. 5.4.5.)</b>		
6. Signs (Sec. 5.6.2.)		
<b>Allowed Signs (max)</b>	<b>Area (max)</b>	<b>Height (max)</b>
1 rustic freestanding or wall sign	4 sf	4'
1 wall sign per home occupation/home business	2 sf	n/a
7. Grading, Erosion, Stormwater		
<b>Grading (Sec. 5.7.2.)</b>		
<b>Erosion Control (Sec. 5.7.3.)</b>		
Erosion shall be controlled at all times		
<b>Stormwater Management (Sec. 5.7.4.)</b>		
No increase in peak flow rate or velocity across property lines		

8. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Other
Site Disturbance					see 5.7.1.	
Structure			X		see 5.7.1.	
Fence					see 5.7.1.	see 5.1.2.
Sign				X	see 5.7.1.	

9. Infrastructure	
<b>Transportation Facilities</b>	(Div. 7.6.)
Access	Required
Right-of-way for a minor local road (min)	60'
Travel lane width for minor local road	10'
Road and driveway design	Also subject to Fire Protection Resolution
<b>Required Utilities</b>	(Div. 7.7.)
Water (required)	Connection to public supply, installation of central supply, or evidence of individual well
Sewer (required)	
0-500' from public sanitary sewer	Connect to public sanitary sewer

**C. Use**

Standards applicable to use are provided in this subsection. Where a cross-reference is listed see the referenced division or section for additional standards. All standards in Article 6 are applicable unless stated otherwise.

1. Allowed Uses					2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Scale (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space						
Agriculture (6.1.3.B.)	Y	n/a	n/a	n/a	n/a	exempt
Residential						
Detached Single-Family (6.1.4.B.)	Y	n/a	1/lot	8,000 sf habitable excluding basement	2/du	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$
Transportation/Infrastructure						
Utility Facility (6.1.10.C.)	C	n/a	n/a	n/a	1/employee + 1/ stored vehicle	0.000107*sf
Wireless Communications		see 6.1.10.D.			1/employee + 1/ stored vehicle	0.000107*sf
Accessory Uses						
Accessory Residential Unit (6.1.11.B., E.1.)	B	n/a	see 6.1.11.B. & E.1.		1.25/du	exempt

Y=Use allowed, no use permit required  
 B=Basic Use Permit (Sec. 8.4.1) C=Conditional Use Permit (Sec. 8.4.2.) S=Special Use Permit (Sec. 8.4.3.)  
 \*=Reference the definition of Reception Site (Sec. 6.1.3)

1. Allowed Uses					2. Use Requirements	
Use	Permit	GSA (min)	Density (max)	Scale (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Home Occupation (6.1.11.D.)	B	n/a	1/du	25% of habitable du sf	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	1/du	25% of habitable du sf	1/du	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	1/du	care for 3-6 persons	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	care for 7-11 persons	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses						
Temporary Shelter (6.1.12.D.)	B	n/a	1/lot	n/a	2/du	exempt
Temp. Gravel Extraction (6.1.12.F.)	B	n/a	n/a	15 ac	1/employee	exempt
Special Event (6.1.12.G.)	Y	n/a	n/a	3 events/year*	n/a	exempt

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3. Operational Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	
Noise	(Sec. 6.4.3.)
Max sound level at property line	
	55 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)
Heat and Humidity	(Sec. 6.4.7.)
Radioactivity	(Sec. 6.4.8.)

**D. Development Options and Subdivision**

Standards applicable to development options and subdivision are provided in this subsection. Where a cross-reference is listed see the referenced division or section for additional standards. All standards in Article 7 are applicable unless stated otherwise.

1. Allowed Development and Subdivision Options		
Option	Lot Size (min)	Strds.

Subdivision Options		
Land Division	3 ac	(7.2.3. & E.2.)
Development Options		
	none	

<b>2. Residential Subdivision Requirements</b>	
Schools and Parks Exactions	(Div. 7.5.)
Exaction land (min)	0.03 acres per housing unit or lot
<b>3. Infrastructure</b>	
Transportation Facilities	(Div. 7.6.)
Required Utilities	(Div. 7.7.)

<b>4. Permits Required</b>					
Physical Development	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 lots			X		X
> 10 lots		X	X		X

**E. Additional Zone-specific Standards**

The following standards apply in addition to all other standards applicable in the NR-1 zone.

**1. Accessory Residential Unit (ARU)**

**a. Primary use residential**

- i. **Maximum Scale.** An ARU accessory to a residential use shall not exceed 1,000 sf of gross floor area including basement floor area.
- ii. **Density.** A maximum of 1 ARU shall be permitted accessory to a detached single-family unit.

**b. Primary use non-residential.** An ARU accessory to a non-residential use shall not exceed 850 sf of gross floor area including basement floor area. The floor area of an ARU accessory to a non-residential use shall be exempt from FAR and maximum floor area calculations.

**2. Subdivision**

- a. **Double or Reverse Frontage.** Double or reverse frontage lots or buildings shall be prohibited, except where necessary to limit vehicular access to arterial roads or highways; or to provide separation of development from through traffic; or to overcome specific disadvantages of topography or other natural features of the site.