

# NR – Neighborhood Residential District

The Neighborhood Residential District is intended to be the default single-family detached district and suburban in character. It includes various flexible lot size configurations, but is tied to an overall development density. Although it will be comprised of predominantly single-family detached housing, different development options (developed as a planned development) could allow a small percentage of new development to be single-family attached housing types. These areas are developed with an urban roadway cross-section.

| NR District Land Uses   |  |  |  |
|---|--|--|--|
| Permitted Land Uses<br>Uses allowed without restrictions/ special approvals.  | Restricted Land Uses*<br>Uses allowed subject to certain restrictions.   | Conditional Land Uses*<br>Uses allowed with approval of a Conditional Use Permit.  | Prohibited Land Uses<br>Uses not allowed within the district.  |
| Single-Family Detached<br>Passive Outdoor Recreation<br>Local/Neighborhood Utilities  | Industrialized Housing<br>Residential Childcare Facility<br>Education<br>Government<br>Neighborhood Amenity<br>Religious Assembly<br>Family Home Child Care<br>Home Enterprise | Manufactured Home<br>Manufactured Home Park<br>Tiny House Development<br>Cemetery<br>Community Assembly/Amenity<br>Housing/Services for the Aging<br>Wireless Transmission Facility<br>Bed and Breakfast Lodging | Animal Production/Ranching<br>Commercial Stables<br>Crop Production and Sales<br>Game Ranch<br>Live-work unit<br>Apartment (Mid / High Density)<br>Fixed/Rotary Wing Aviation<br>College/University<br>Hospital<br>Social Service Institution<br>Transportation Facilities<br>Major Utilities<br>Animal Clinic or Services<br>Bar or Night Club<br>Business or Trade School<br>Campground<br>Food & Drink (general)<br>Full/Limited Service Hotel<br>Resort Hotel<br>Medical Clinic<br>Office-Showroom<br>Commercial Parking<br>Pawn Shop<br>Commercial Rec./Entertain.<br>Large Scale Retail Sales/Service<br>Vehicle Gas/Fueling Station<br>Vehicle Sales and Rentals<br>Vehicle Services<br>Contractor Services<br>Heavy Industrial Services<br>Light Industrial Services<br>Research & Development<br>Resource Extraction<br>Scrap and Salvage Yard<br>Self-Storage<br>Storage Yard<br>Warehouse |
| <b>Master Planned Community Land Uses</b><br>Uses allowed only within an approved Master Planned Community.   |  |  |  |
| Cottage<br>Single-Family Attached<br>Duplex<br>Townhouse<br>Triplex<br>Quadplex<br>Loft Apartment<br>Day-Care Center<br>Food & Drink (neighborhood)<br>Office<br>Medical Office<br>Personal Services<br>General Retail Sales<br>Shopping Center |  |  |  |
| *Refer to Restrictions and Conditions below.  |  |  |  |

| Restrictions and Conditions      |  |
|----------------------------------|--|
| Land Use                         | Restrictions/Conditions  |
| Manufactured Home                | Shall be located within a Manufactured Home Subdivision per Section 4.2.3.C, <i>Manufactured Home Subdivisions</i> . Manufactured homes shall comply with minimum standards per Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .  |
| Manufactured Home Park           | Subject to requirements of Section 4.2.3.D, <i>Manufactured Home</i> . Manufactured homes shall comply with minimum building standards as set out in Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .   |
| Tiny House Development           | Tiny House Developments are subject to the requirements of Section 4.2.4, <i>Tiny House Development</i> . Tiny houses shall be connected to utilities as set out in Section 4.2.4.C.8, <i>Utilities</i> and Section 4.2.4.C.9, <i>Solid Waste</i> .  |
| Cemetery                         | Access must be via arterial/collector street. Facility shall be setback 100' from residential property and enclosed by wall/fence.   |
| Res. Childcare Fac.              | Limited to no more than 6 unrelated children.  |
| Community Assembly/ Amenity      | Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.  |
| Nbhd. Amenity                    | Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.  |
| Education                        | Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be setback from residential property 25' and enclosed by wall/fence.   |
| Government Fac.                  | Parcel shall be screened by a Type C Bufferyard from residential property.   |
| Housing & Services for the Aging | Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.   |
| Religious Assembly               | Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on site.   |
| Wireless Trans. Fac.             | Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.  |
| Bed and Breakfast Lodging        | Owner/operator must be full-time resident of the main dwelling. Maximum 4 guestrooms per property. No on-site parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food preparation allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.  |
| Child-care, Family Home          | 100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one person outside of home may be employed by facility.   |
| Home Enterprise                  | Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 <sup>st</sup> floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light, dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including the painting of vehicles. |

| NR District Development Standards |                  |              |                            |          |                         |                  |                 |                |
|-----------------------------------|------------------|--------------|----------------------------|----------|-------------------------|------------------|-----------------|----------------|
| Requirement                       | Development Type |              |                            |          |                         |                  |                 |                |
|                                   | Suburban         | Neighborhood | Neighborhood (rear loaded) | Cottage  | Manuf. Home Subdivision | Manuf. Home Park | Tiny House Dev. | Nonresidential |
| Minimum Lot Size                  | 12,000 sf        | 5,000 sf     | 4,200 sf                   | 3,600 sf | 4,600 sf                | 3,600 sf         | 3,600 sf        | 32,670 sf      |
| Minimum Lot Width                 | 65 ft.           | 50 ft.       | 42 ft.                     | 30 ft.   | 46 ft.                  | 40 ft.           | 40 ft.          | 80 ft.         |
| Min. Corner Lot Width             | 65 ft.           | 60 ft.       | 50 ft.                     | 40 ft.   | 56 ft.                  | 40 ft.           | 40 ft.          | 80 ft.         |
| Min. Lot Frontage                 | 25 ft.           | 20 ft.       | 20 ft.                     | 20 ft.   | 20 ft.                  | 20 ft.           | 20 ft.          | 50 ft.         |
| Front Setback                     | 30 ft.           | 25 ft.       | 15 ft.                     | 10 ft.   | 15 ft.                  | 15 ft.           | 15 ft.          | 30 ft.         |
| Interior Side Setback             | 10 ft.           | 5 ft.        | 5 ft.                      | 5 ft.    | 5 ft.                   | 5 ft.            | 5 ft.           | 15 ft.         |
| Street Side Setback               | 20 ft.           | 15 ft.       | 15 ft.                     | 10 ft.   | 15 ft.                  | 10 ft.           | 10 ft.          | 25 ft.         |
| Rear Setback                      | 20 ft.           | 15 ft.       | 15 ft.                     | 10 ft.   | 15 ft.                  | 15 ft.           | 15 ft.          | 20 ft.         |
| Garage Setback                    | 25 ft.           | 25 ft.       | N/A                        | 25 ft.   | n/a                     | n/a              | n/a             | n/a            |
| Garage Setback Alley Access       | 7.5 ft.          | 7.5 ft.      | 7.5 ft.                    | 7.5 ft.  | n/a                     | n/a              | n/a             | n/a            |
| Maximum Height                    | 35 ft.           | 35 ft.       | 35 ft.                     | 25 ft.   | 25 ft.                  | 25 ft.           | 25 ft.          | 35 ft.         |
| Max. Lot Coverage                 | 45%              | 50%          | 60%                        | 60%      | 50%                     | 50%              | 50%             | 70%            |
| Minimum Unit Size                 | 900 sf           | 900 sf       | 800 sf                     | 600 sf   | 900 sf                  | 900 sf           | 140 sf          | n/a            |
| Minimum Size Dev.                 | 10 acres         | 5 acres      | 6 acres                    | 3 acres  | 5 acres                 | 5 acres          | 5 acres         | n/a            |
| Max. Units/Acre                   | 3                | 6.25         | 6.3                        | 7.25     | 7.25                    | 5.25             | 5.25            | n/a            |
| Min. % Open Space                 | 10%              | 11%          | 18%                        | 20%      | 25%                     | 40%              | 40%             | n/a            |