

## SECTION 2.3.I NEIGHBORHOOD RESIDENTIAL (NR)

## 1. PURPOSE

The purpose of this district is to provide a mix of homes and neighborhood-scale professional and commercial services in urbanizing areas of the county where public water and sewer service is available. This district also serves as a transition between lower density residential neighborhoods and more intensive commercial areas, supporting both a horizontal and vertical mix of uses designed with the compatibility of existing neighborhood development and the natural environment in mind. Mobility and access are characterized by a "Complete Street" network that includes protected or buffered bike lanes, sidewalks, and enhanced crossings. This district is defined by shorter block lengths and a traditional grid-pattern road network. Connectivity through and between neighborhoods as well as to recreational amenities is a requirement of development.

## 2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Neighborhood Residential (NR) district are found in Section 3.2.

## 3. PERMITTED USES

Uses permitted in the Neighborhood Residential (NR) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	<b>A</b>
	Lot Line (Side - Interior)	<b>B</b>
	Lot Line (Side - Street)	<b>C</b>
	Lot Line (Rear)	<b>D</b>
	Right-of-Way	<b>E</b>

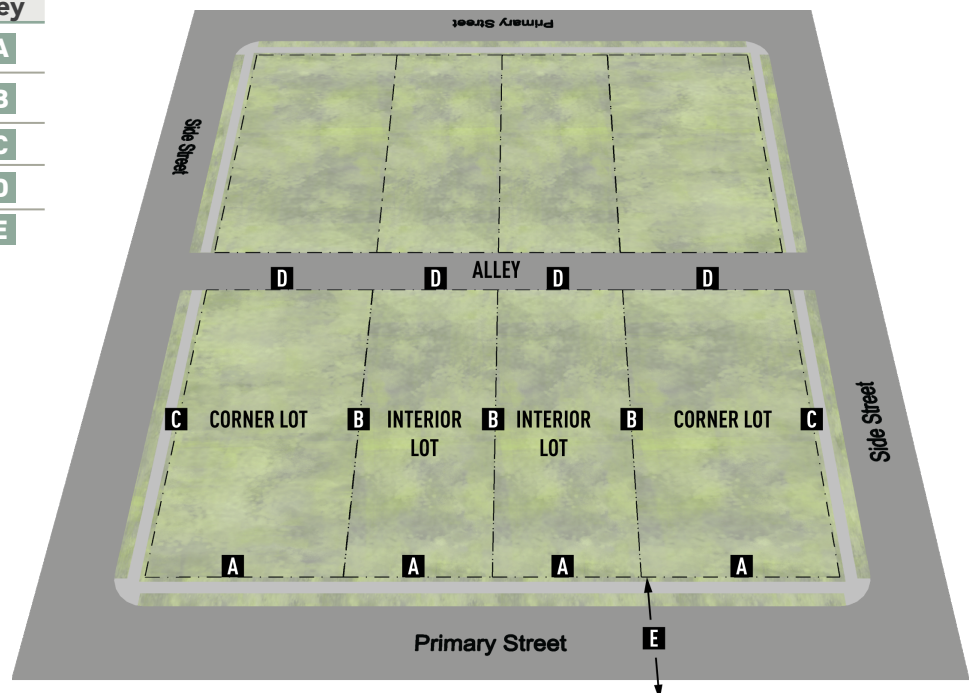


Fig. I-1 General Lot Components

4. SITE DESIGN STANDARDS

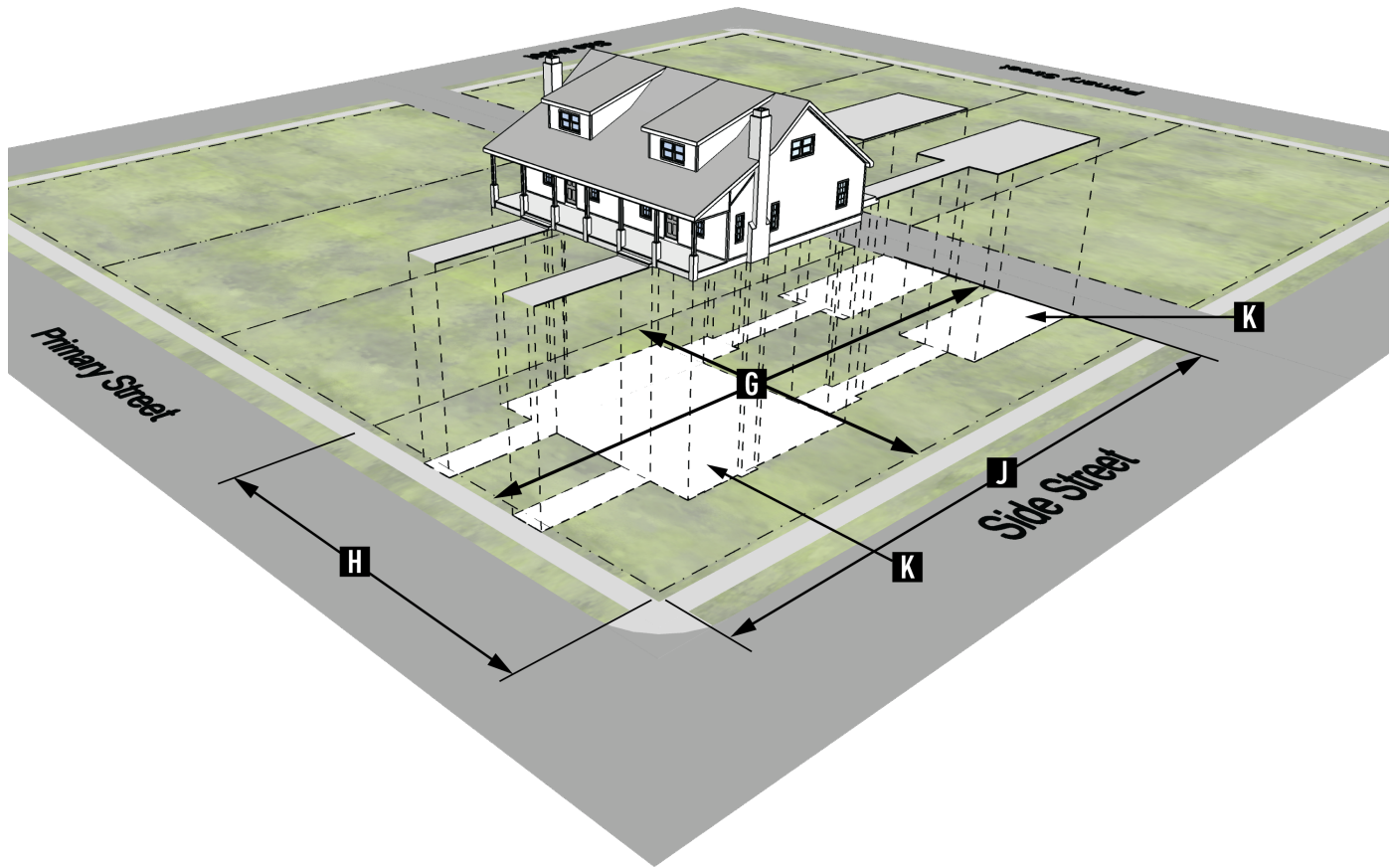


Fig. I-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	65'	75'	60%	8 homes/ac	n/a
Multi-plex large, apartment		75'	75'	70%	8 homes/ac	n/a
Neighborhood shopfront		65'	75'	70%	n/a	n/a
Mixed-use shopfront		50'	50'	70%	8 homes/ac	n/a
Civic		150'	150'	80%	n/a	n/a
All other types as permitted		50'	50'	60%	8 homes/ac	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		



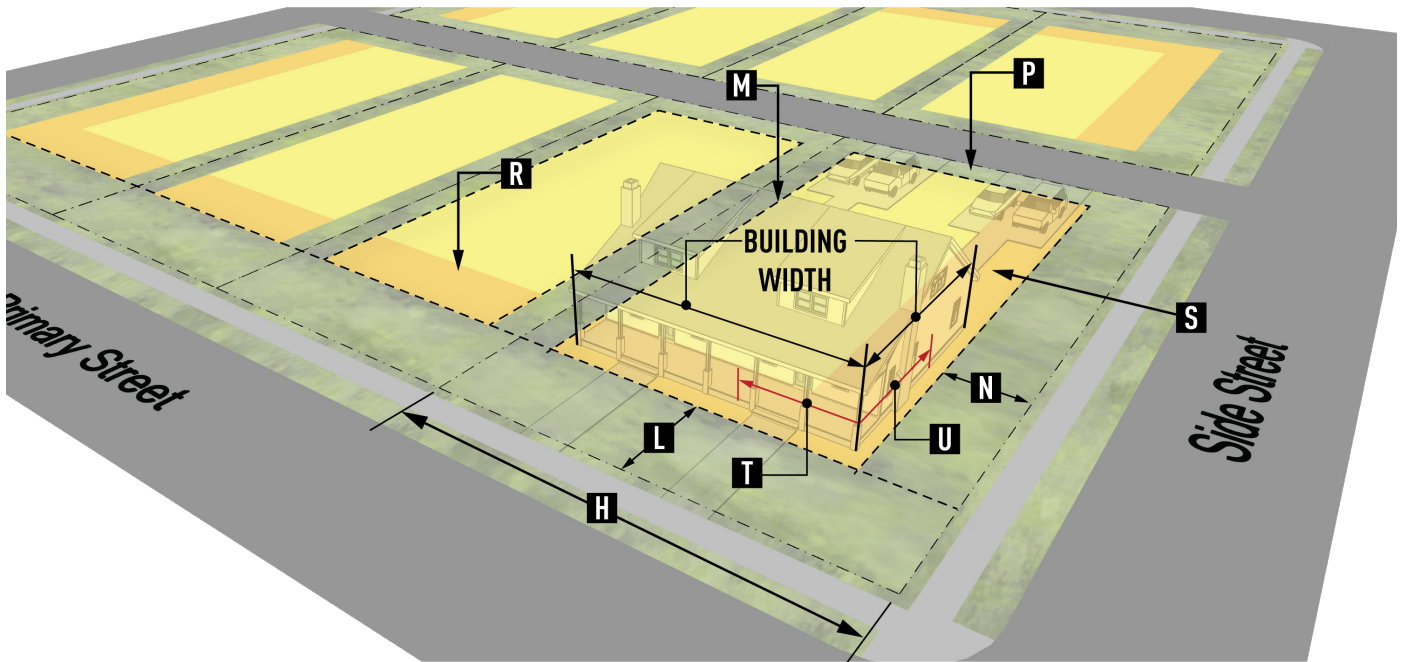


Fig. I-3 Building Placement

**b. Building Placement**

Building Setbacks	Principal	Accessory	Diagram Key
Front	5'	5'	L
Side (interior)	5'	3'	M
Side (street)	5'	5'	N
Rear	15'	3'	P

Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	5'-15'	R	60%	T
Side (street)	5'-15'	S	30%	U

Building Elements*	Min. (%) Transparency	Diagram Key
First Story	40%	R, S
Upper Story	30%	R, S

Blank Wall Articulation*	Min. (%)	Diagram Key
Front	60%	R
Side (street)	50%	S

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

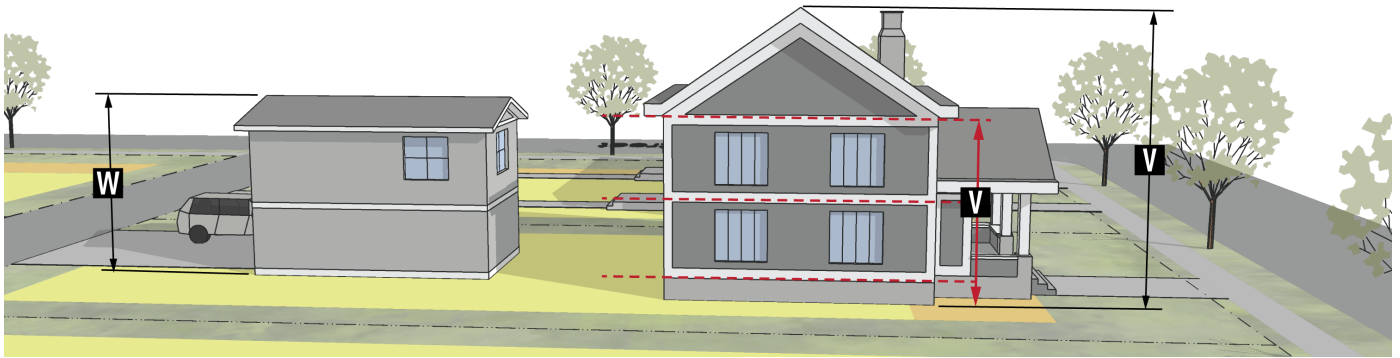


Fig. I-4 Building Height

c. Building Scale

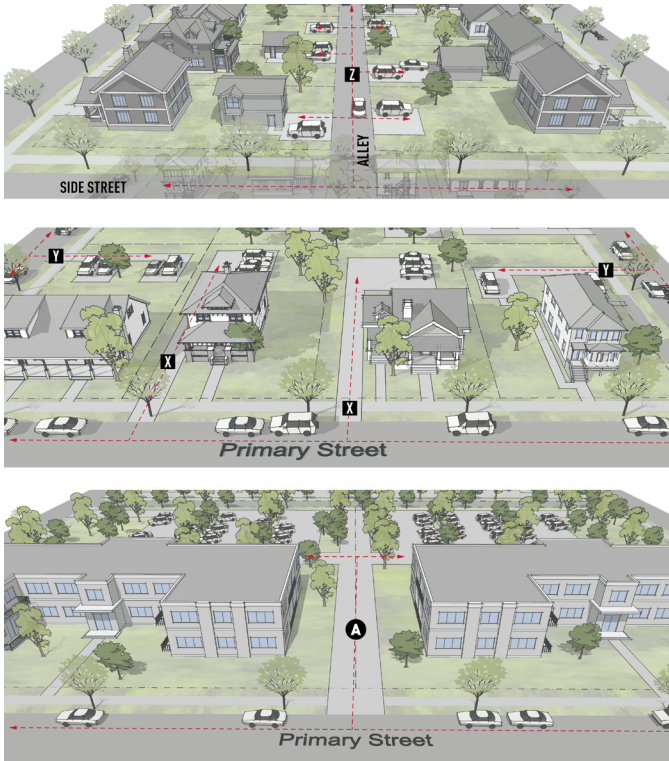
Building / Structure	Max. Bldg. Footprint (sq.ft)	Max. Height	Key	Max. Stories	First Story Min. Height	Key
Principal building	10,000*	60'	V	4	n/a	V
Accessory structure, detached	2,000	24'	W	2	n/a	n/a

\*Except for single-household and two household dwellings, and excluding attached garage.



## 5. MOBILITY

The following standards apply to all development in the NR district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



## a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

Fig. I-5 Vehicular Access

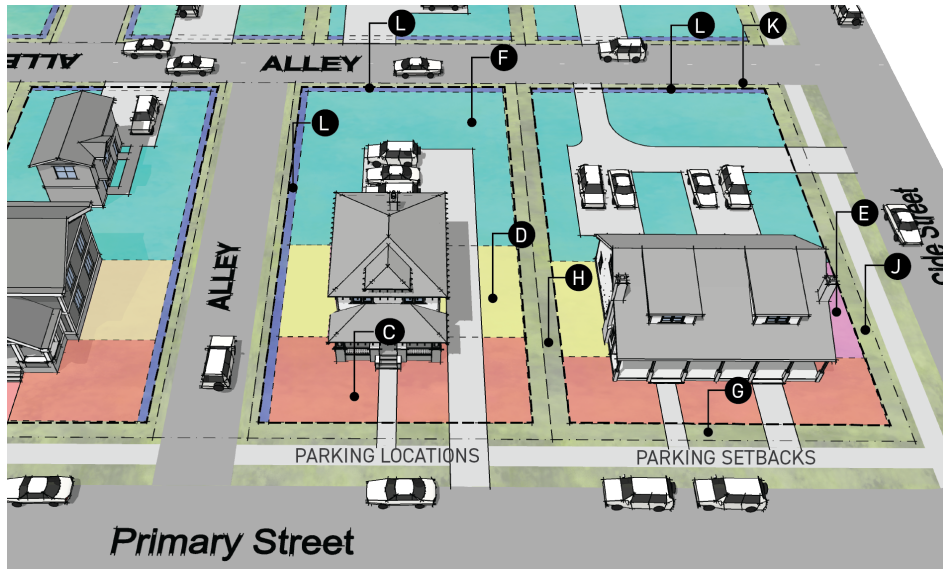


Fig. I-6 Parking Locations and Setbacks

**b. Parking Locations and Setbacks**

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	3'	L

\* Excludes driveway access allowed in primary/secondary street setback.

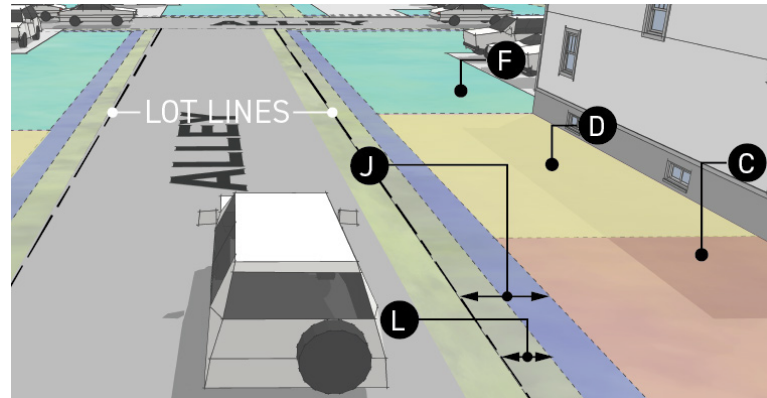


Fig. I-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

