

## 2.2.2. NL-1: Neighborhood Low Density-1

(P17-077)

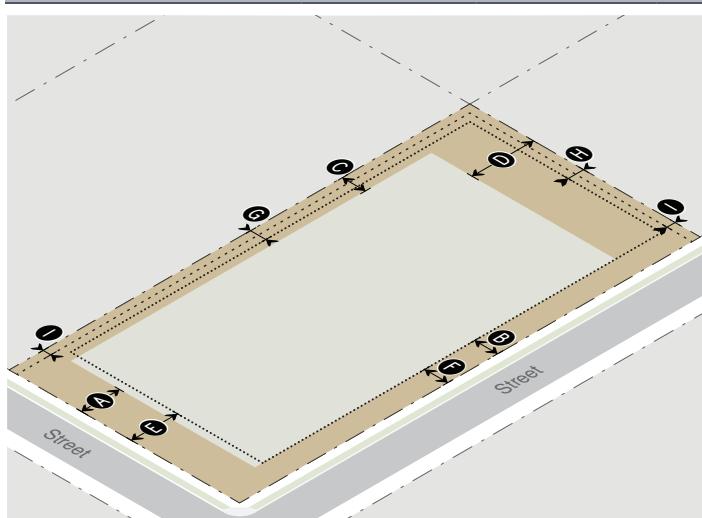
### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-1 (NL-1) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	25'	A
Secondary street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	40'	D

#### Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

#### Site Development Setbacks

All site development, excluding driveways or parking.

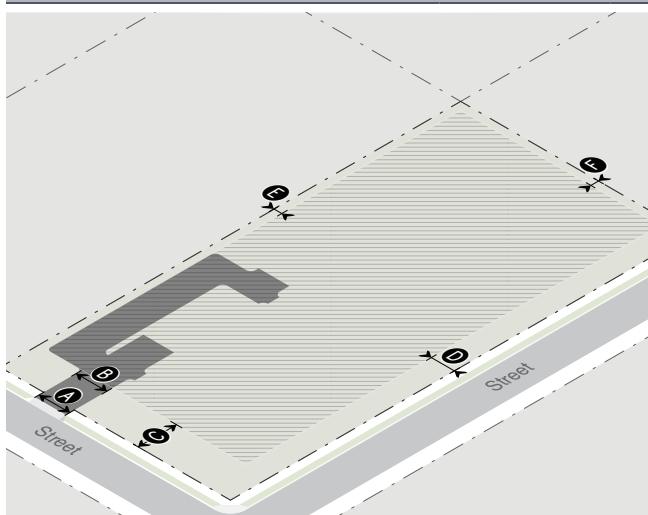
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

#### Landscaping

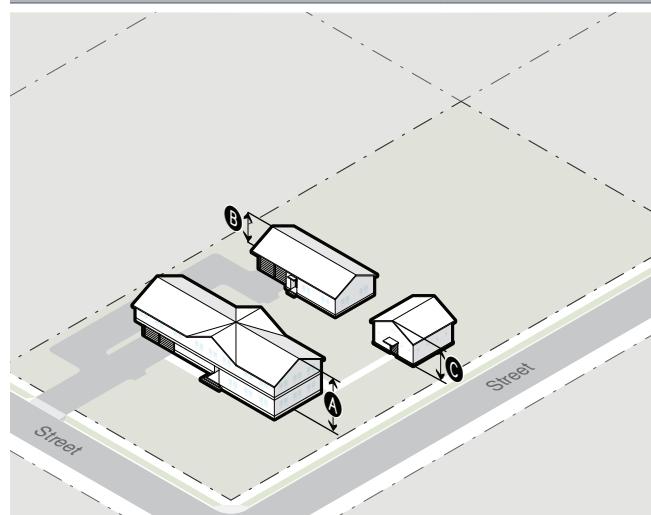
(Div. 5.5)

Landscape surface ratio (min)	.60	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking lot (all uses)	1 per 12 parking spaces	

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less <span style="color: #000080;">A</span>
Driveway width in primary/secondary street setback (max)	20' <span style="color: #000080;">B</span>

### Parking Setbacks

Primary street* (min)	25' <span style="color: #000080;">C</span>
Secondary street* (min)	15' <span style="color: #000080;">D</span>
Side interior (min)	5' <span style="color: #000080;">E</span>
Rear (min)	5' <span style="color: #000080;">F</span>

\* Excludes 20' max driveway allowed in primary/secondary street setback

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height	Sec. 9.4.9
Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26' <span style="color: #000080;">A</span>
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28' <span style="color: #000080;">A</span>
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30' <span style="color: #000080;">A</span>
Accessory Structure Height	Sec. 9.4.9
Accessory residential unit (max)	2 stories, not to exceed 26' <span style="color: #000080;">B</span>
All other accessory structures (max)	14' <span style="color: #000080;">C</span>
Scale of Development	Sec. 9.4.13
Floor area ratio (FAR max)	.40
Individual building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)

<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
<b>Dwelling Unit</b>						
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
<b>Nonresidential Floor Area</b>						
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

## C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
<b>Residential</b>					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement (max)	2/DU	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
<b>Institutional</b>					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
<b>Transportation/Infrastructure</b>					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable. All other ARUs (max): 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

#### D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-1 zone, however, all standards in Article 7. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	43,560 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities				
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities				
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	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 NL-1 zone.

### 1. Group Home Use Standards

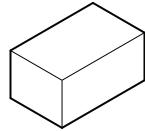
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

### 2. Accessory Residential Units (ARUs)

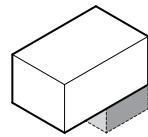
a. Home Occupations and Home Businesses in ARUs are prohibited.

## F. Configuration Options

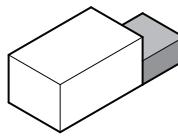
Configuration options in the NL-1 zone include, but are not limited to, the following:



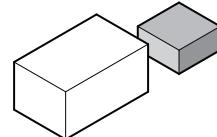
One Unit



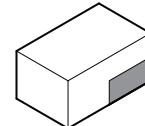
One Unit  
+ One basement ARU



One Unit  
+ One attached ARU



One Unit  
+ One detached ARU



One Unit  
+ One internal/basement ARU

### 2.2.3. NL-2: Neighborhood Low Density-2

(P17-077)

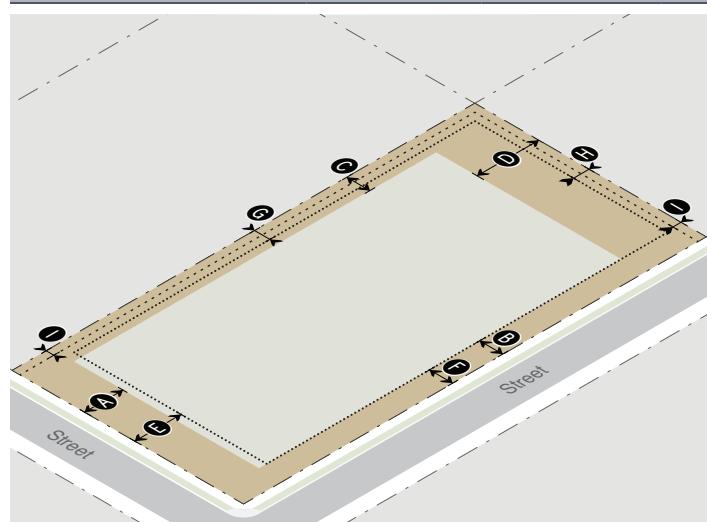
#### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-2 (NL-2) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

#### B. Physical Development

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

##### 1. Lot Standards



##### Primary Building Setbacks (Sec. 9.4.8)

Primary street (min)	25'	A
Secondary street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	25'	D

##### Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

##### Site Development Setbacks

All site development, excluding driveways or parking.	Same as primary building
Primary/secondary street (min)	5'

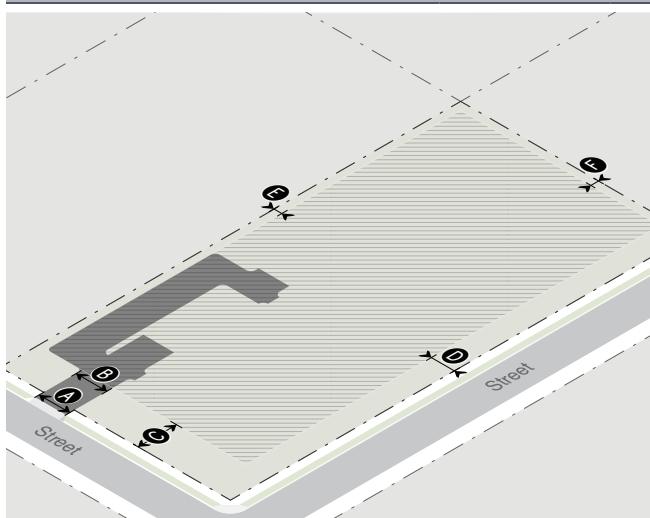
##### Landscaping (Div. 5.5)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot

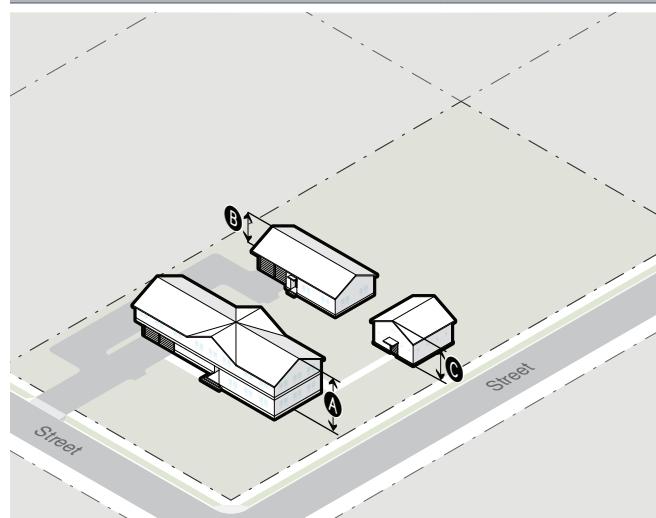
Nonresidential 1 per 1,000 sf of landscape area

Parking lot (all uses) 1 per 12 parking spaces

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less <span style="font-size: small;">A</span>
Driveway width in primary/secondary street setback (max)	20' <span style="font-size: small;">B</span>

### Parking Setbacks

Primary street* (min)	25' <span style="font-size: small;">C</span>
Secondary street* (min)	15' <span style="font-size: small;">D</span>
Side interior (min)	5' <span style="font-size: small;">E</span>
Rear (min)	5' <span style="font-size: small;">F</span>

\* Excludes 20' max driveway allowed in primary/secondary street setback

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height	Sec. 9.4.9
Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26' <span style="font-size: small;">A</span>
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28' <span style="font-size: small;">A</span>
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30' <span style="font-size: small;">A</span>
Accessory Structure Height	Sec. 9.4.9
Accessory residential unit (max)	2 stories, not to exceed 26' <span style="font-size: small;">B</span>
All other accessory structures (max)	14' <span style="font-size: small;">C</span>
Scale of Development	Sec. 9.4.13
Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	10,000 sf

4. Fencing	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
6. Scenic Standards	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)

<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

### C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	to be amended pending Housing Mitigation LDR Update
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable  All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

## D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-2 zone, however, all standards in Article 7. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	21,780 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing				
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities (Div. 7.6.)				
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities (Div. 7.7.)				
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	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 NL-2 zone.

### 1. Group Home Use Standards

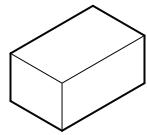
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

### 2. Accessory Residential Units (ARUs)

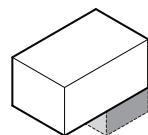
a. Home Occupations and Home Businesses in ARUs are prohibited.

## F. Configuration Options

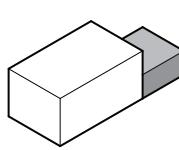
Configuration options in the NL-2 zone include, but are not limited to, the following:



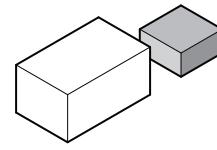
One Unit



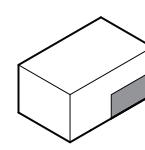
One Unit  
+ One basement ARU



One Unit  
+ One attached ARU



One Unit  
+ One detached ARU



One Unit  
+ One internal/basement ARU

## 2.2.4. NL-3: Neighborhood Low Density-3

(P17-077)

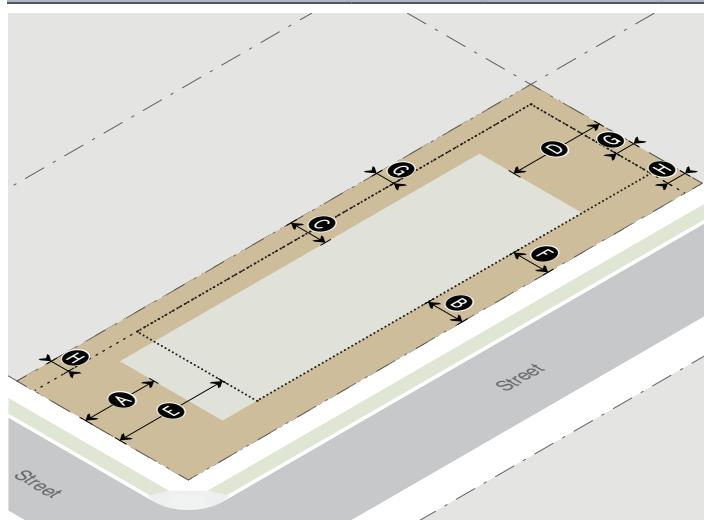
### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subareas 3.1, 5.5, and 6.1 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

#### Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

#### Site Development Setbacks

All site development, excluding driveways or parking.

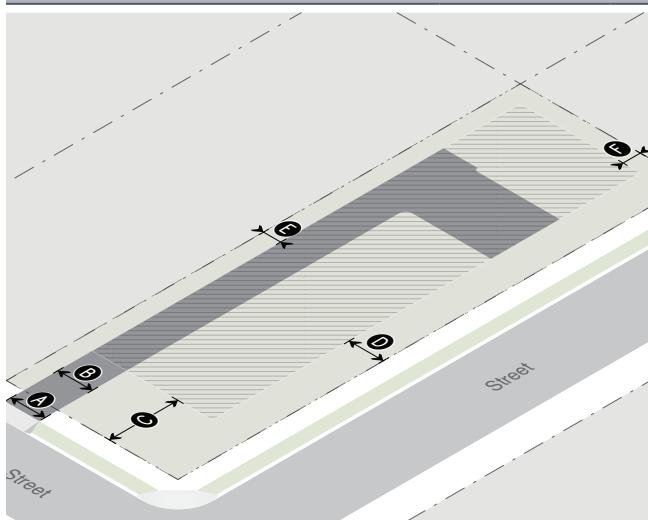
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	H

#### Landscaping

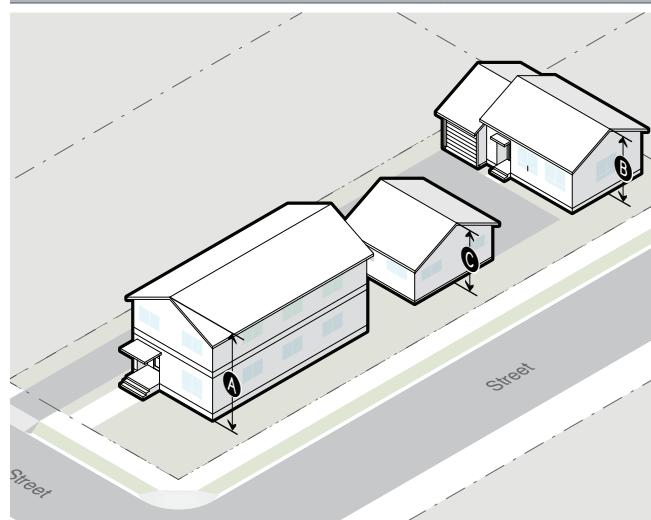
(Div. 5.5)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

## 2. Vehicle Access Standards



## 3. Bulk & Mass Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

Primary street* (min)	20'	C
Secondary street* (min)	10'	D
Side interior (min)	5'	E
Rear (min)	5'	F

\*Excludes 20' max driveway allowed in primary/secondary street setback

### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### Primary Building Height (Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30'	A

#### Accessory Structure Height (Sec. 9.4.9)

Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	C

#### Scale of Development (Sec. 9.4.13)

Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	n/a

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%

<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
(Div. 5.6.1.)	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				X		
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X		X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

### C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	1 unit per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

#### D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-3 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-3 zone, however, all standards in Article 7. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	
Parks exaction	9 acres per 1,000 resident	

### 3. Infrastructure

#### Transportation Facilities

##### Access

Right-of-way for Minor Local Road (min)

Paved travel way for Minor Local Road (min)

#### Required Utilities

##### Water

##### Sewer

### 4. Required Subdivision and Development Option Permits

Option	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

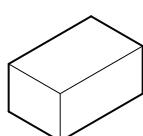
The following standards apply in addition to all other standards applicable in the NL-3 zone.

### 1. Accessory Residential Units (ARUs)

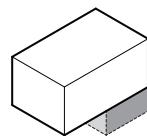
- Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

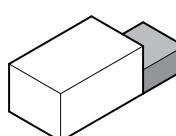
Configuration options in the NL-3 zone include, but are not limited to, the following:



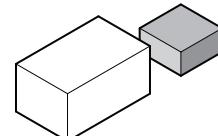
1unit



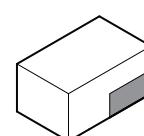
One Unit  
+ One basement ARU



1 unit  
+ 1 attached ARU



1 unit  
+ 1 detached ARU



1 unit  
+ 1 internal/basement ARU

## 2.2.5. NL-4: Neighborhood Low Density-4

(P17-077)

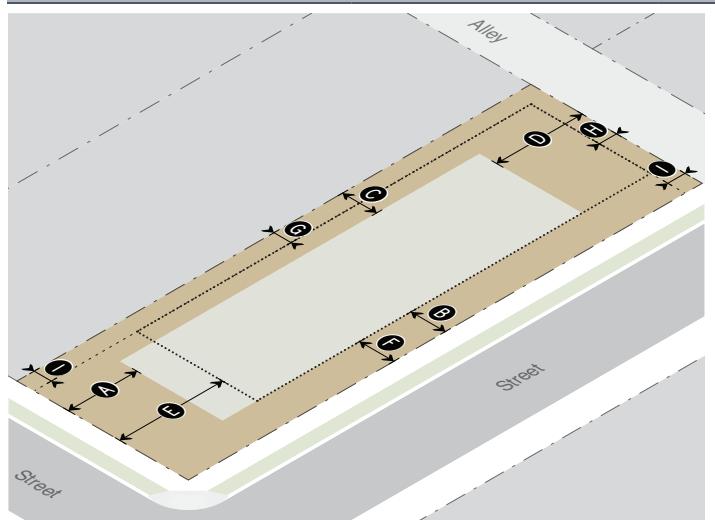
### A. Intent

1. General Intent: The intent of the Neighborhood Low Density-4 (NL-4) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to two Accessory Residential Units (ARUs) in a way that is consistent with the existing neighborhood character. This zone is intended for properties with alley access and for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking for new development will typically be accessed from an alley while existing development is often accessed from a primary street.
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

#### Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)		G H
>14 feet in height	10'	
$\leq 14$ feet in height	5'	
Second floor deck	10'	

#### Site Development Setbacks

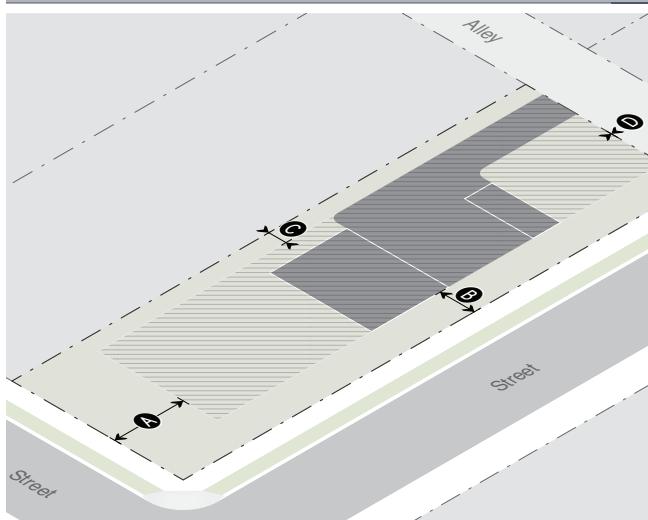
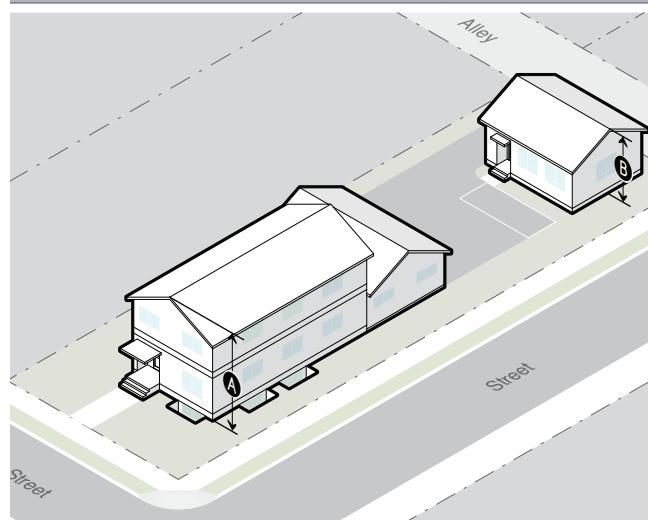
All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping

(Div. 5.5)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

**2. Vehicle Access Standards****3. Bulk & Mass Standards****Access**

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

**Parking Setbacks**

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear alley (min)	2'	D

**Design Guidelines**

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

**Primary Building Height** (Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30'	A

**Accessory Structure Height** (Sec. 9.4.9)

Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	

**Scale of Development** (Sec. 9.4.13)

Floor area ratio (FAR max)	.40
Individual Building (max gross floor area)	n/a

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				X		
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X		X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

## C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable-excluding basemen	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	2 units per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

#### D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-4 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-4 zone, however, all standards in Article 7. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	
Parks exaction	9 acres per 1,000 resident	

### 3. Infrastructure

#### Transportation Facilities

##### Access

Right-of-way for Minor Local Road (min)

Paved travel way for Minor Local Road (min)

#### Required Utilities

##### Water

##### Sewer

### 4. Required Subdivision and Development Option Permits

Option	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

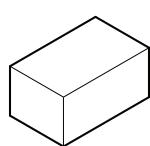
The following standards apply in addition to all other standards applicable in the NL-4 zone.

### 1. Accessory Residential Units (ARUs)

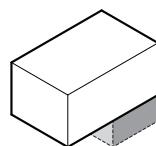
- Home Occupations and Home Businesses in ARUs are prohibited.
- Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

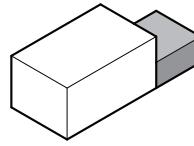
Configuration options in the NL-4 zone include, but are not limited to, the following:



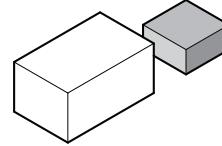
1 unit



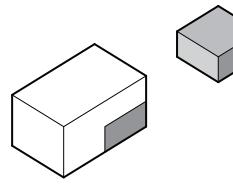
1 unit  
+ 1 basement ARU



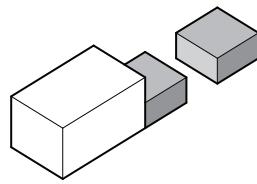
1 unit  
+ 1 attached ARU



1 unit  
+ 1 detached ARU



1 unit  
+ 1 internal/basement ARU  
+ 1 detached ARU



1 unit  
+ 1 attached ARU  
+ 1 detached ARU

## 2.2.6. NL-5: Neighborhood Low Density-5

(P17-077)

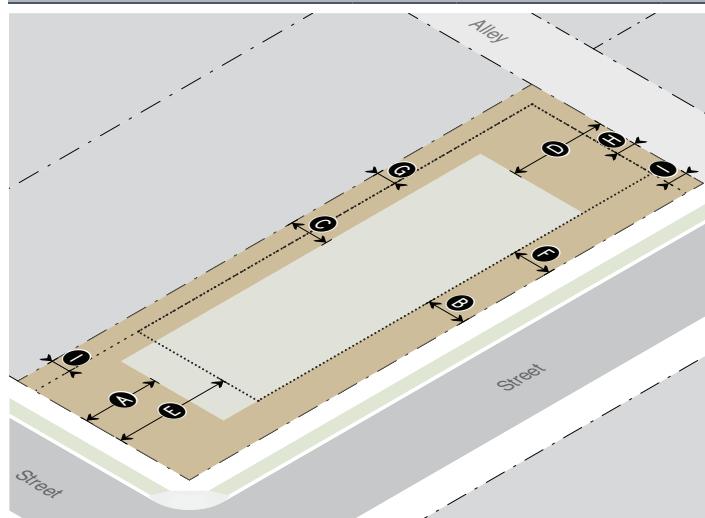
### A. Intent

- General Intent: The intent of the Neighborhood Low Density-5 (NL-5) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing because all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.
- Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
- Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
- Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
- Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks

(Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	10'	D

#### Accessory Structure Setbacks

(Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	H

#### Site Development Setbacks

All site development, excluding driveways or parking.

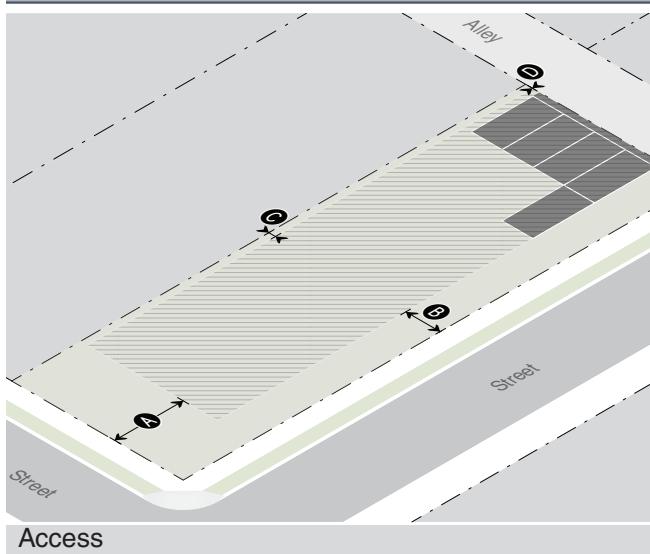
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping

(Div. 5.5)

Landscape surface ratio (min)	
1 unit	.45
2 units	.35
3 units	.30
All other allowed uses	.45
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

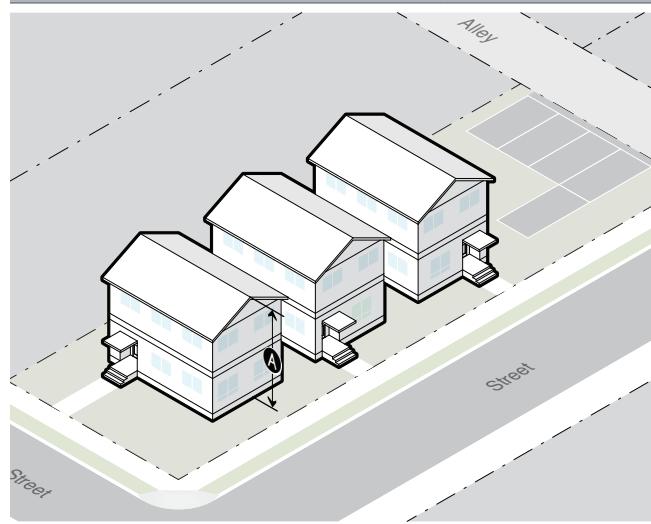
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

	1 or 2 units	3 units/ nonresidential	
Primary street (min)	20'	20'*	A
Secondary street (min)	10'	10'*	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

\* Excludes 20' max driveway allowed in primary/secondary street setback

## 3. Bulk & Mass Standards



### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

### Primary Building Height

(Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30'	A

### Accessory Structure Height

(Sec. 9.4.9)

All other accessory structures (max)	14'
--------------------------------------	-----

### Scale of Development

(Sec. 9.4.13)

Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 units	.40
All other allowed uses	.40

Individual Building (max gross floor area)	10,000 sf
--	-----------

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/ R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)

<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background color	No white or yellow
<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

## C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	E.1	8,000 sf habitable-excluding basemen	2/DU	
Apartment (6.1.4.D.) (E.2)	B	E.1		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

#### D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-5 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-5 zone, however, all standards in Article 7. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	7,500 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction		(Div. 7.5.)		
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities		(Div. 7.7.)		
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	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

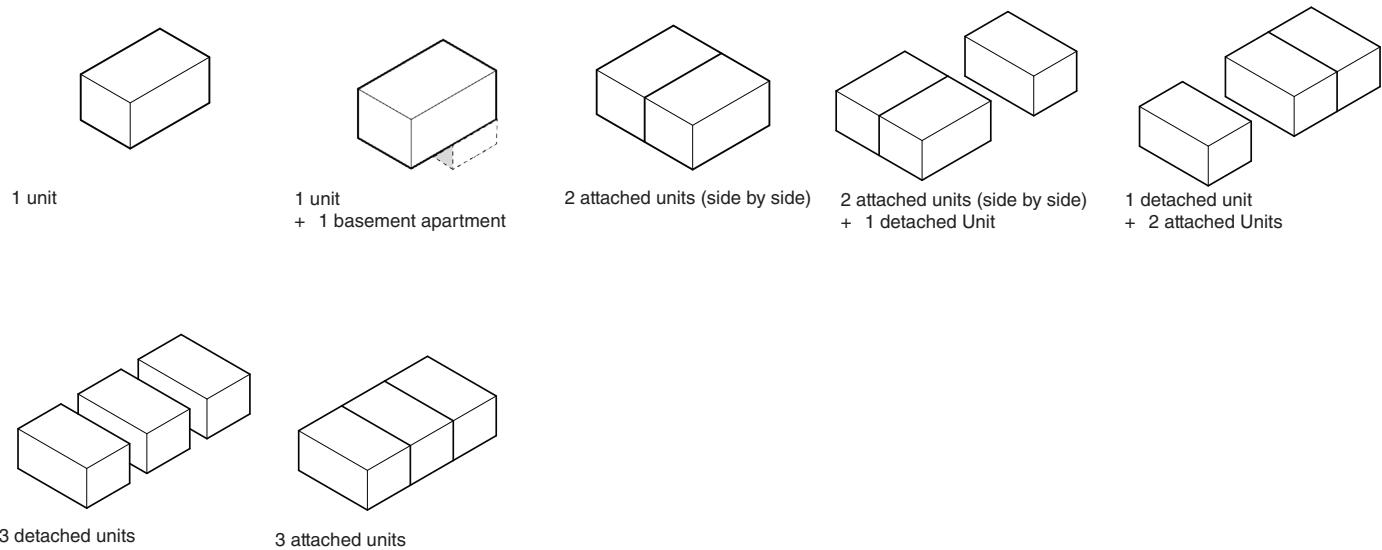
## E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-5 zone.

1. **Single-Family Detached or Apartment.** No more than 3 units of any combination are permitted on the lot.
2. **Apartment**
  - a. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests

## F. Configuration Options

Configuration options in the NL-5 zone include, but are not limited to, the following:



## 2.2.7. NM-1: Neighborhood Medium Density-1 (P17-077)

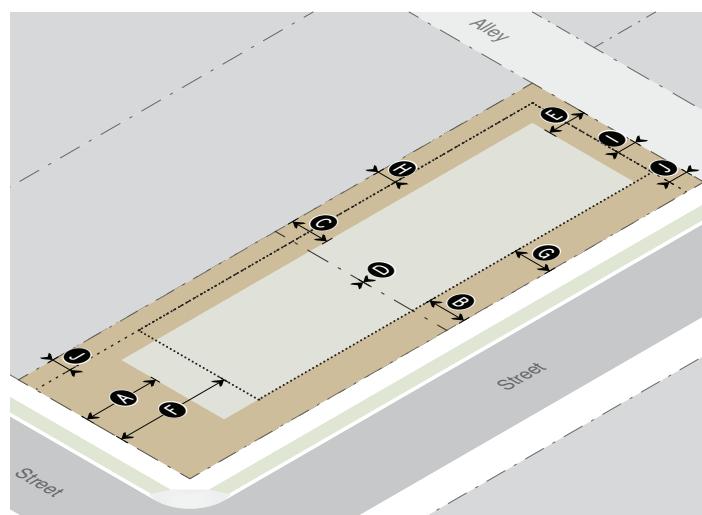
### A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 1 (NM-1) zone is to recognize existing residential neighborhood character while allowing flexibility in design and ownership for single-family detached, duplex homes, and Accessory Residential Units (ARUs) on smaller lots when feasible. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley when present.
4. Land Use: Single-family detached and attached homes, accessory structures, and ARUs are the primary land uses. Lots are typically either 7,500 or 3,750 square feet but may also be any size within this range.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks (Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	10'	
Rear alley (min)	10'	E

#### Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	F
Secondary street (min)	10'	G
Side interior/rear* (min)		H
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	
Rear alley (min)	10'	I

#### Site Development Setbacks

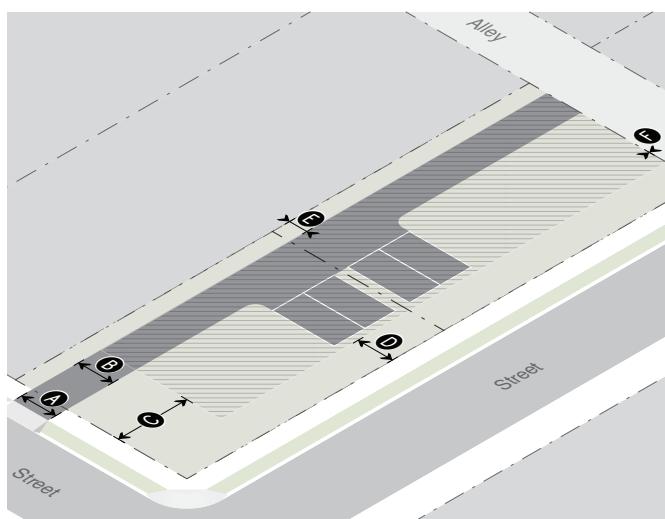
All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	J

#### Landscaping (Div. 5.5)

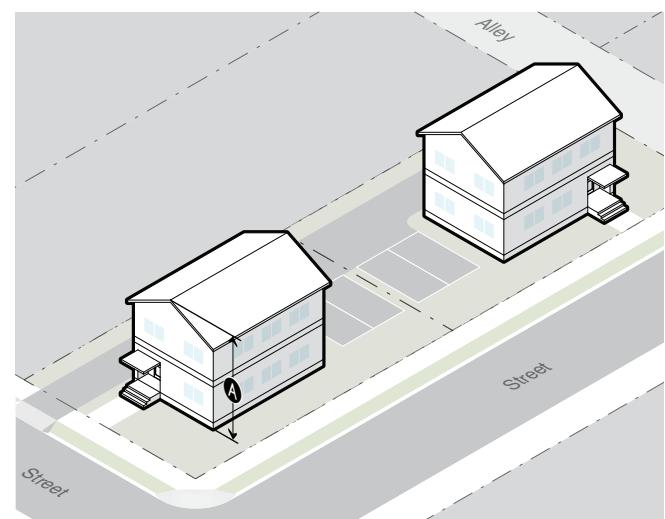
Landscape surface ratio (min)	<7,500 sf	≥7,500 sf
Single-family detached	.50	.45
Single-family attached	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.10	.10
All other uses	.50	.45
Plant units (min)	1 per lot	

## 2. Vehicle Access Standards



SFD/SFA	SFD/SFA	All Other
Lot width ≤25'	Lot width >25'	Uses

## 3. Bulk & Mass Standards



Access			
Primary street	Allowed	Allowed	Allowed
Secondary street	Allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20' or 40% of lot frontage, whichever is less	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	Not allowed	20'	20'
Parking Setbacks			
Primary street (min)	20'*	20'*	20'*
Secondary street (min)	10'	10'*	10'*
Side interior (min)	5'	5'	5'
Rear (min)	5'	5'	5'
Rear alley (min)	2'	2'	2'

\* Excludes 20' max driveway allowed in primary/secondary street setback

Design Guidelines		Div. 5.8
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch $\leq$ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch $\geq$ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	(Sec. 9.4.9)	
Accessory residential unit (max)	2 stories, not to exceed 26'	
All other accessory structures (max)	14'	
Scale of Development	(Sec. 9.4.13)	
Floor area ratio (FAR max)	<7,500 sf	$\geq$ 7,500 sf
Single-family detached	.40	.40
Single-family attached	.40	n/a
Apartment	n/a	.40
FAR increase for each ARU	.10	.05
All other uses	n/a	.40

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek (South of Cache Creek Drive)	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000'
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)

<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)
<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

### C. Allowed Uses and Use Standards

Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6. are applicable in the NM-1 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	2 units per lot	8,000 sf habitable-excluding basement	2/DU	
Attached Single-Family Unit (6.1.4.C.)	B	1 unit per lot		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.1)	B	2 units per lot			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2)	B	1 per unit	Detached ARU on lot <11,250 sf: 500 sf habitable  All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/ DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

## D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NM-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-1 zone, however, all standards in Article 7. are applicable in the NM-1 zone, unless stated otherwise.

1. Development Options and Subdivision				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	3,750 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction		(Div. 7.5.)		
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities				
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	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 NM-1 zone.

### 1. Maximum Allowed Density

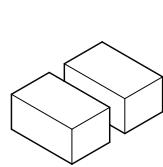
- a. The maximum allowed density on an individual lot of 7,500 sf or greater in size is four units (two primary units and two ARUs), except that a building with two Single-Family attached units (i.e. duplex) is only allowed to have ARUs if the lot is served by either two street frontages or by a street and an alley. The two primary units may either be detached (i.e., two Detached Single-Family homes) or attached (i.e., Apartments attached in the form of a duplex).  
b. The maximum allowed density on an individual lot smaller than 7,500 sf in size is two units (one Detached Single-Family home and one ARU).

### 2. Accessory Residential Units (ARUs)

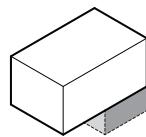
- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

## F. Configuration Options

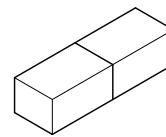
Configuration options in the NM-1 zone include, but are not limited to, the following:



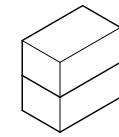
2 detached units



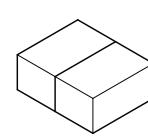
1 unit  
+ 1 basement ARU



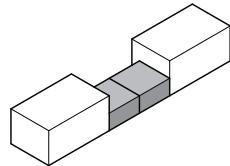
2 attached units  
(back to back)



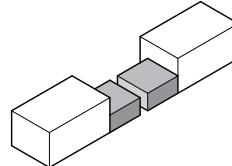
2 attached units  
(up and down)



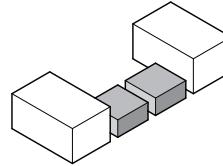
2 attached units  
(Side by side)



2 detached units  
+ 2 attached ARUs



2 detached units  
+ 2 detached attached ARUs



2 detached units  
+ 2 detached ARUs

## 2.2.8. NM-2: Neighborhood Medium Density-2 (P17-077)

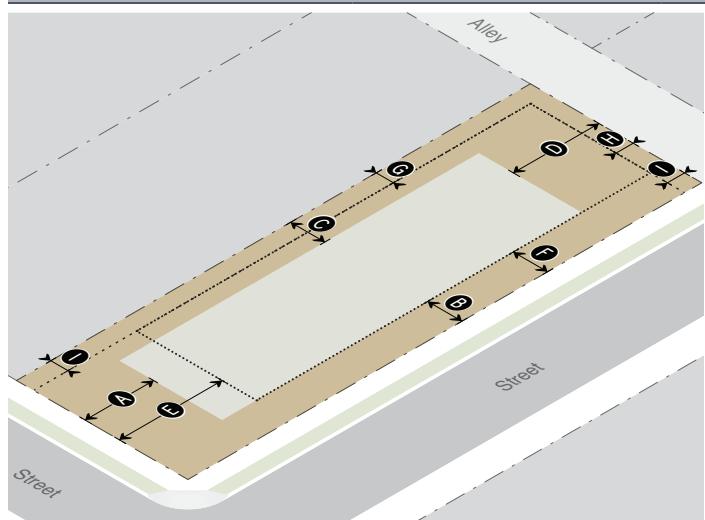
### A. Intent

1. General Intent: The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a single-family detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks (Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

#### Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H

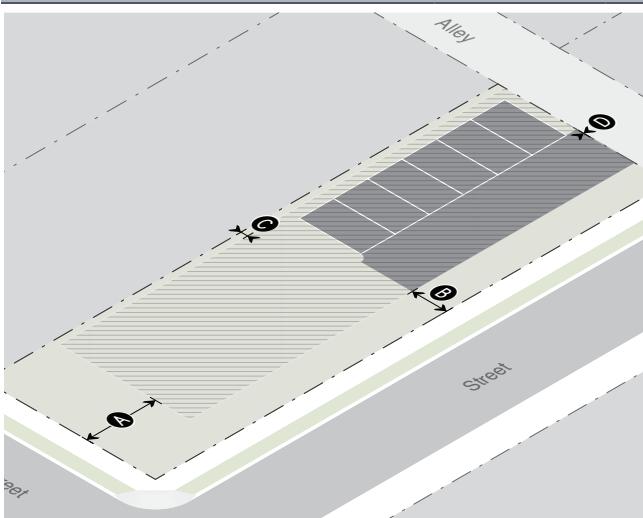
#### Site Development Setbacks

All site development, excluding driveways or parking.	
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5' I

#### Landscaping (Div. 5.5)

Landscape surface ratio (min)	(9.4.6.D.2)
Single-Family Detached	.45
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot
All other allowed uses	.35
Plant units (min)	
Single-Family and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

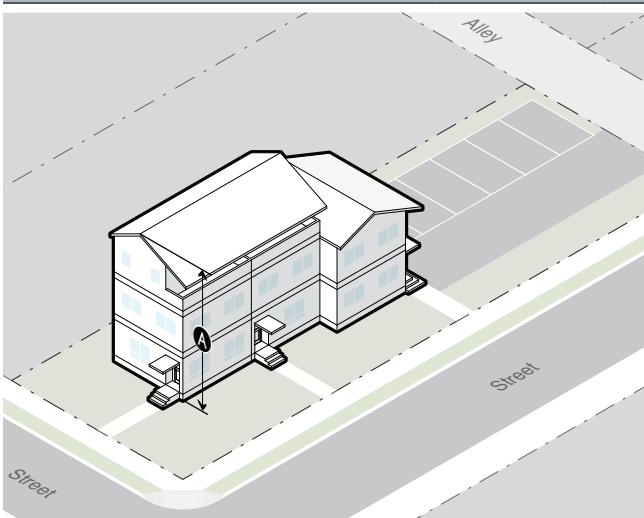
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Parking Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

\* Excludes 20' max driveway allowed in primary/secondary street setback

## 3. Bulk & Mass Standards



### Primary Building Height

(Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	3 stories, not to exceed 35'	A
Height: roof pitch 4/12, 5/12 (max)	3 stories, not to exceed 37'	A
Height: roof pitch $\geq$ 6/12 (max)	3 stories, not to exceed 39'	A

### Accessory Structure Height

Sec. 9.4.9

All accessory structures (max)	14'
--------------------------------	-----

### Scale of Development

Sec. 9.4.13

Floor area ratio (FAR max)	
Single-Family Detached	.30
All other allowed uses	.40
Deed restricted housing exemption	Sec. 7.8.3.
Workforce housing floor area bonus	Sec. 7.8.4.
Individual building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	(7.7.4.D.)
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b>	(Sec. 5.2.1.)
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b>	(Sec. 5.3.2.)
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b>	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	(Sec. 5.4.2.)
<b>Fault Area</b>	(Sec. 5.4.3.)
<b>Floodplains</b>	(Sec. 5.4.4.)

<b>Wildland Urban Interface</b>	(Sec. 5.4.5.)
<b>8. Signs</b>	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b>	(Sec. 5.7.2.)
<b>Erosion Control</b>	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
<b>Stormwater Management</b>	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

## 10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Site area				X		(Sec. 5.7.1.)
≤ 15,000 sf				X		(Sec. 5.7.1.)
15,001 - 30,000 sf		X		X		(Sec. 5.7.1.)
> 30,000 sf	X		X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

### C. Use Standards

Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable-excluding basement	2/DU	
Attached Single-Family unit (6.1.4.C.) (E.1)	B	E.1		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.1)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

## D. Development Options

Standards applicable to development options and subdivision in the NM-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-2 zone, however, all standards in Article 7. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Option Standards		
Allowed Subdivision Options				
Land Division	7,500 sf	(Sec. 7.2.3.)		
Condominium/Townhouse	n/a	(Sec. 7.2.4.)		
2. Residential Subdivision Requirements				
Affordable Housing	to be amended pending Housing Mitigation LDR Update			
Required Affordable Housing				
Schools and Parks Exaction	(Div. 7.5.)			
Schools exaction				
Parks exaction				
3. Infrastructure				
Transportation Facilities	(Div. 7.6.)			
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities				
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	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
Condominium/Townhouse				X

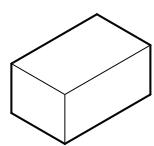
## E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-2 zone.

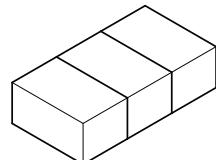
1. **Attached Single-Family Unit/Apartment.** No more than 8 units are allowed per building.

## F. Configuration Options

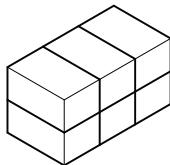
Configuration options in the NM-2 zone include, but are not limited to, the following:



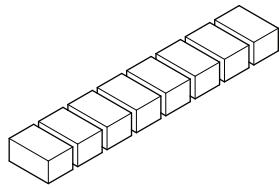
1 unit



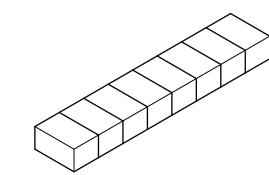
3 attached units



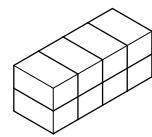
6 attached units



Detached units



8 attached units



8 attached units

## 2.2.9. NH-1: Neighborhood High Density 1

(P17-077)

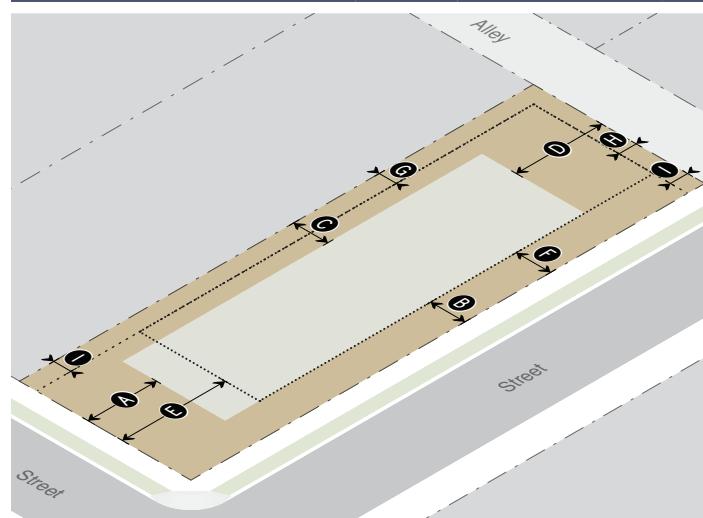
### A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a Single-family home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

### B. Physical Development

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

#### 1. Lot Standards



#### Primary Building Setbacks (Sec. 9.4.8)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

#### Accessory Structure Setbacks (Sec. 9.4.8)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	10'	H

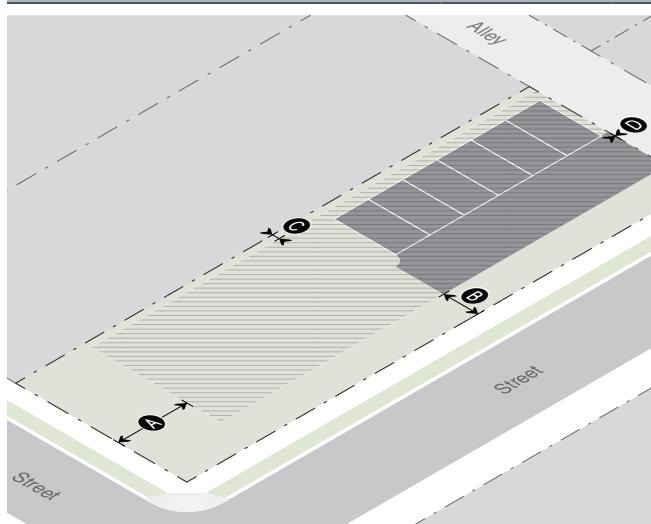
#### Site Development Setbacks

All site development, excluding driveways or parking.	
Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

#### Landscaping (Div. 5.5)

Landscape surface ratio (min)	(9.4.6.D.2)
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot
All other allowed uses	.30
Plant units (min)	
Single-Family and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

## 2. Vehicle Access Standards



### Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

### Driveway Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	10'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

\* Excludes 20' max driveway allowed in primary/secondary street setback

## 3. Bulk & Mass Standards



### Design Guidelines

Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

#### Primary Building Height (Sec. 9.4.9)

Height: roof pitch $\leq$ 3/12 (max)	3 stories, not to exceed 35'	A
Height: roof pitch 4/12, 5/12 (max)	3 stories, not to exceed 37'	A
Height: roof pitch $\geq$ 6/12 (max)	3 stories, not to exceed 39'	A

#### Accessory Structure Height (Sec. 9.4.9)

All accessory structures (max)	14'
--------------------------------	-----

#### Scale of Development (Sec. 9.4.13)

Floor area ratio (FAR max)	.40
Deed restricted housing exemption	Sec. 7.8.3.
Workforce housing floor area bonus	Sec. 7.8.4.
Individual Building (max gross floor area)	10,000 sf

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side or rear yard	6'
<b>Setback (min)</b>	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1'
Side or rear lot line	0'
<b>Orientation</b>	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b> (Sec. 5.1.1.)	
Cache Creek South of Cache Creek Dr.	20'
Flat Creek North of Hansen Ave.	25'
Flat Creek South of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b> (7.7.4.D.)	
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO) Standards</b> (Sec. 5.2.1.)	
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b> (Sec. 5.3.1.)	
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO) Standards</b> (Sec. 5.3.2.)	
<b>7. Natural Hazards to Avoid</b>	
<b>Steep Slopes</b> (Sec. 5.4.1.)	
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b> (Sec. 5.4.2.)	
<b>Fault Area</b> (Sec. 5.4.3.)	
<b>Floodplains</b> (Sec. 5.4.4.)	

<b>Wildland Urban Interface</b> (Sec. 5.4.5.)	
<b>8. Signs</b> (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
<b>9. Grading, Erosion Control, Stormwater</b>	
<b>Grading</b> (Sec. 5.7.2.)	
<b>Erosion Control</b> (Sec. 5.7.3.)	
Erosion shall be controlled at all times	
<b>Stormwater Management</b> (Sec. 5.7.4.)	
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Site area						
≤ 15,000 sf				X		(Sec. 5.7.1.)
15,001 - 30,000 sf		X	X			(Sec. 5.7.1.)
> 30,000 sf	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

### C. Use Standards

Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single-Family unit	B	E.1	8,000 sf habitable-excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Attached Single-Family unit (6.1.4.C.) (E.1)	B	E.1			
Apartment (6.1.4.D.) (E.2)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	to be amended pending Housing Mitigation LDR Update
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	to be amended pending Housing Mitigation LDR Update
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses			2. Use Requirements		
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot (max)		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

#### D. Development Options

Standards applicable to development options and subdivision in the NH-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Schools and Parks Exaction	(Div. 7.5.)	
Schools exaction		
Parks exaction		

**3. Infrastructure**

Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

**4. Required Subdivision and Development Option Permits**

Option	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
Condominium/Townhouse				X

**E. Additional Zone-specific Standards**

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

- 1. Minimum Density.** The minimum density for lots in the NH-1 is based on requiring a minimum density of 17.4 units per acre and are as follows:
  - Lots 5,125 sf or less: One Detached Single-Family Unit;
  - Lots 5,126 - 7,499 sf: Two units (either detached or attached)
  - Lots 7,500 or larger: Three units (either detached or attached)

## 2.2.13. CR-3: Commercial Residential-3

(P17-077)

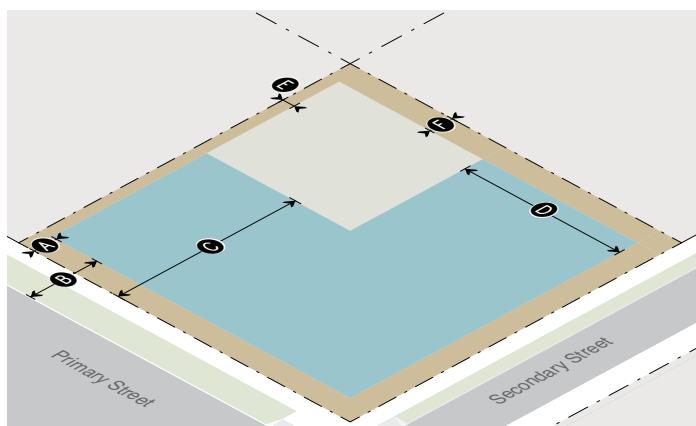
### A. Intent

1. General Intent. The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office and residential uses. This zone is located on both sides of Highway 89/191 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 or 4 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Front setbacks are varied, with some buildings pulled up to the street and others set back with landscaping in front, creating an attractive and green street edge.
3. Parking. Parking is primarily provided on-site, to the rear or side of buildings and screened from view with a screen-wall.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with residential or office on the upper floors. Buildings of all residential uses are encouraged.
5. Comprehensive Plan. Based primarily on sub areas 4.1, 4.2, 4.3, 5.1 and 5.3 of the Comprehensive Plan.

### B. Physical Development

Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

#### 1. Lot Standards



#### Building Setbacks

Sec. 9.4.11

##### Highway 89/191

##### Primary street setback range

Property line (min)	20'	A
Back of curb (min)	30'	B
Property line (max)	85'*	C
Secondary street range (min-max)	10' - 85'*	D

##### All Other Streets

Primary street setback range (min-max)	10' - 65'*
Secondary street setback range (min-max)	10' - 65'*
Side interior (min)	5'
Rear (min)	10'
Abutting protected zone (min)	10'

\*Residential projects are exempt from the max setback requirement

#### Landscaping

Div. 5.5

Landscape surface ratio (min)	10%
Highway 89 streetscape standards	see E.5

#### Plant Units

All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces

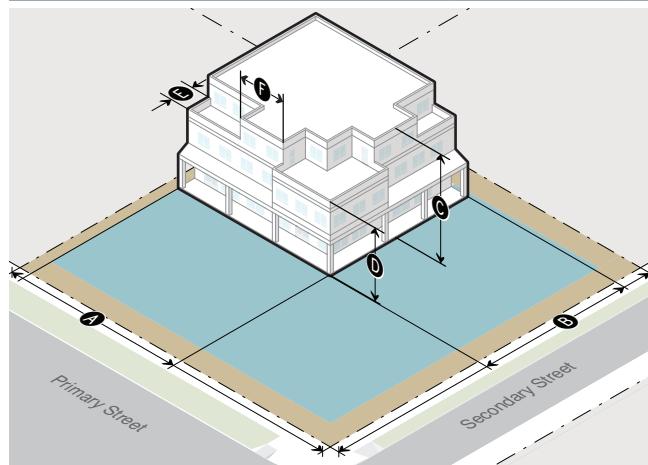
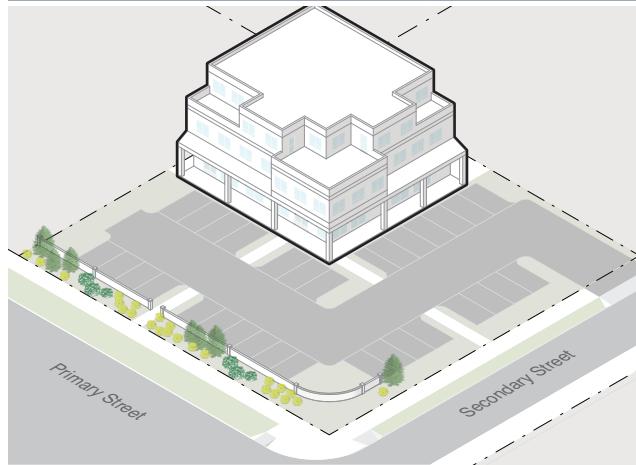
#### Parking Setbacks

Sec. 9.4.8.

Highway: primary street (min)	20'
All Other Streets: primary street (min)	10'
Secondary street (min)	10'

#### Access

Curb cut width (max)	24'
----------------------	-----

2. Bulk Standards		3. Form Standards			
					
<b>Street Facade</b> <span style="float: right;">Sec. 9.4.11.</span>		<b>Design Guidelines</b> <span style="float: right;">Sec. 5.8</span>			
Width of ground and 2nd story in primary street setback range <span style="float: right;">A</span>		The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.			
% of lot width (min) <span style="float: right;">50%*</span> Length from street corner (min) <span style="float: right;">n/a</span>		<b>Pedestrian Frontage Options</b>			
Width of ground and 2nd story in secondary street setback range <span style="float: right;">B</span>		Trees in grates <span style="float: right;">see Sec. 2.2.1.C.2</span> Trees in lawn <span style="float: right;">see Sec. 2.2.1.C.3</span>			
% of lot width (min) <span style="float: right;">50%*</span> Length from street corner <span style="float: right;">n/a</span>		<b>Building Frontage Options</b>			
*Residential projects are exempt from the % of lot width requirement		Shopfront <span style="float: right;">see Sec. 2.2.1.D.1</span> Office <span style="float: right;">see Sec. 2.2.1.D.2</span> Residential <span style="float: right;">see Sec. 2.2.1.D.3</span> Highway <span style="float: right;">see Sec. 2.2.1.D.5</span>			
<b>Building Height</b> <span style="float: right;">Sec. 9.4.9.</span>		<b>Parking Type Options</b>			
Height (max) roof pitch $\geq 5/12$ <span style="float: right;">46' C</span>		On-street parking <span style="float: right;">see Sec. 2.2.1.E.1</span> Surface parking <span style="float: right;">see Sec. 2.2.1.E.2</span> Enclosed parking <span style="float: right;">see Sec. 2.2.1.E.3</span>			
Height (max) roof pitch $< 5/12$ <span style="float: right;">42' C</span>		Tuck-Under Parking <span style="float: right;">see Sec. 2.2.1.E.4</span> Structured parking <span style="float: right;">see Sec. 2.2.1.E.5</span> Underground parking <span style="float: right;">see Sec. 2.2.1.E.6</span>			
Stories (max) - see E.4 for additional height provisions <span style="float: right;">3 C</span>		Remote parking <span style="float: right;">see Sec. 2.2.1.E.7</span>			
Height (min) - applies fronting Highway 89/191 only - see E.6 <span style="float: right;">24' D</span>					
<b>Building Stepback</b> <span style="float: right;">Sec. 9.4.12.</span>					
Stepback for any 3rd story street facade or street facade over 30' (min) <span style="float: right;">10' E</span>					
Encroachment in stepback (max % of overall facade width) <span style="float: right;">60% F</span>					
A building with only residential use that has at least 4 units is exempt from the stepback requirement					
<b>Scale of Development</b>					
Floor area ratio (FAR max) <span style="float: right;">0.40</span>					
Deed restricted housing exemption <span style="float: right;">Sec. 7.8.3.</span>					
Workforce housing floor area bonus <span style="float: right;">Sec. 7.8.4.</span>					

<b>4. Fencing</b>	
<b>Height (max)</b>	
In street yard	4'
In side yard	6'
<b>Setback (min)</b>	
Primary or side street lot line/R.O.W./sidewalk	1'
Side or rear lot line	0'
<b>5. Environmental Standards</b>	
<b>Natural Resource Setback (min)</b>	
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
<b>Irrigation Ditch Setback (min)</b>	
Irrigation Ditch	15'
<b>Natural Resource Overlay (NRO)</b>	
<b>6. Scenic Standards</b>	
<b>Exterior Lighting</b>	
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Lumens per site (max)	3
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
<b>Scenic Resource Overlay (SRO)</b>	
<b>7. Natural Hazards to Avoid</b>	

<b>Steep Slopes</b>	Sec. 5.4.1.
Development prohibited	Slopes > 30%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
<b>Areas of Unstable Soils</b>	Sec. 5.4.2.
<b>Fault Area</b>	Sec. 5.4.3.
<b>Floodplains</b>	Sec. 5.4.4.
<b>Wildland Urban Interface</b>	Sec. 5.4.5.

<b>8. Physical Development Permits Required</b>							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Site Area							
< 15,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
15,000 - 30,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

### C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses			2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	
Retail (6.1.6.C.)	B	50,000 sf	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B	excluding basement	n/a	2.25/1,000 sf	to be amended pending Housing Mitigation LDR Update
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/ employee	
Heavy Retail/Service (6.1.6.F.) (E.3)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	to be amended pending Housing Mitigation LDR Update
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	
Industrial Uses					
Light Industry (6.1.9.B)(E.3)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	to be amended pending Housing Mitigation LDR Update
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

<b>3. Operational Standards</b>	
<b>Outdoor Storage</b>	Sec. 6.4.1.
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
<b>Refuse and Recycling</b>	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
<b>Noise</b>	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
<b>Vibration</b>	Sec. 6.4.4.
<b>Electrical Disturbances</b>	Sec. 6.4.5.
<b>Fire and Explosive Hazards</b>	Sec. 6.4.6.

#### D. Development Options and Subdivision

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

<b>1. Allowed Subdivision and Development Options</b>		
<b>Option</b>	<b>Lot Size (min)</b>	<b>Option Standards</b>
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
<b>2. Residential Subdivision Requirements</b>		
<b>Affordable Housing</b>		
Required Affordable Housing		To be amended, pending Housing Mitigation LDR update
<b>Schools and Parks Exaction</b>		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	
Parks exaction	9 acres per 1,000 resident	
<b>3. Infrastructure</b>		
<b>Transportation Facilities</b>		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
<b>Required Utilities</b>		(Div. 7.7.)
Water		public
Sewer		public

#### 4. Required Subdivision and Development Option Permits

Option	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
Condominium/Townhouse				
				X

#### E. Additional Zone-Specific Standards

##### 1. Provision of Nonresidential, Nonlodging Parking

- a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:
  - i. Residential Uses (Sec. 6.1.4.);
  - ii. Lodging Uses (Sec. 6.1.5.); and
  - iii. Accessory Residential Unit (6.1.11.B.).
- b. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.
  - i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
- iii. The on-street parking shall follow the established configuration of existing on-street parking.
- iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
- 2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.
- 3. **South Highway 191/89 or South Park Loop Frontage.** Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 191/89 frontage south of South Park Loop Road and sites with South Park Loop frontage.

4. **Workforce Housing Incentive for Additional Height.** A structure may be 48' in height and four stories provided the following criteria are met.
  - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
    - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
    - ii. It may have an employment and/or price restriction.
    - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
  - b. The project shall provide the affordable housing required by Division 7.4 on site.
  - c. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small scale development.
  - d. The site shall be served by transit within 1/4 mile.
  - e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
  - f. The additional building height shall not increase the floor area allowance or decrease the required open space.

#### 5. Highway 89/191 Streetscape Standards

The following standards apply to all development abutting Highway 89/191. The goal is to provide for an attractive, high-quality streetscape.

- a. **Landscape Strip**
  - i. The first 20 feet adjacent to the right-of-way must be landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections.
  - ii. The required landscape strip must include 1.5 plant units per 125 linear feet, as described in Div. 5.5. In order to maximize year-round screening, Alternative C is preferred.
- b. **Screening Wall for Parking Lots**
  - i. A screening wall (or year round vegetative hedge) must be placed within the landscape strip when the landscape strip abuts a parking lot. The screening wall or hedge must range in height from 2.5 feet minimum to 4 feet maximum. Variations in height are encouraged.
  - ii. The screening wall cannot be located in the public right-of-way.

- iii. The screening wall must be constructed of high-quality materials that are a combination of one or more of the following: stone, cast-stone, split-faced block, stucco over concrete masonry blocks, glass block, or other material approved by the Planning Director.
- iv. The maximum allowed length of a continuous, unbroken and uninterrupted wall plane of the screening is 50 feet. Breaks must be provided through the use of columns with an alternative material or through staggering the wall by at least 1 foot.
- v. The following graphic shows standards for required landscape strip and screening wall.



## 6. Highway 89/191 Minimum Height and Building Material Standards

The following standards apply to any building located within 85 feet of the ROW of Highway 89/191.

### a. Minimum Height

The minimum height requirement applies to all building facades that face Highway 89/19. The minimum height requirement must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

b. Building Materials

- i. Any building materials and treatments applied to building facades that face Highway 89/19 must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.
- ii. The following graphic shows standards for building height and building materials for buildings within 85' of Hwy. 89/191.

