

# Zone Comparison Table: Proposed R-3 Zoning District (7/15/15)

	Proposed R-3 Zone (BCC Direction)	Draft R-3 Zone (March 2015)	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone
<b>How much can I build? (Bulk/Form)</b>				
<b>Floor Area</b>				
How to Calculate	Floor area potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Floor area potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Floor area potential is based on the gross (total) acreage of your property minus those areas that are not developable. In order to calculate your potential, you will need to use a survey or the GIS to estimate your Base Site Area. <b>Base Site Area (BSA)</b> = Total Acres – Acres in road easements, water, previously committed open space and 50% of land in steep slopes	
Floor Area (max)	GSA(0.032) + 3,900 sf not to exceed 10,000 sf	GSA(0.032) + 3,900 sf not to exceed 10,000 sf	<b>Residential lots 0.11-0.172 ac:</b> BSA(0.2833) + 703 sf <b>Residential lots 0.172-0.5 ac:</b> BSA(0.124) + 1,896 sf <b>Residential lots &gt;0.5 ac:</b> BSA(0.032) + 3,899 sf <b>Other Uses:</b> BSA x 0.007	
<b>Site Development</b>				
How to Calculate	Site development potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Site development potential is based on the gross (total) acreage of your property. No survey is required to calculate your potential. GSA = Gross Site Area	Site Development potential is based on the gross (total) acreage of your property minus those areas that are not developable. In order to calculate your potential, you will need to use a survey or the GIS to estimate your Adjusted Site Area. <b>Adjusted Site Area (ASA)</b> = Total Acres – Acres in vehicular easements and water	
Site Development (max)	<b>GSA &lt; 0.5 acres:</b> GSA(0.31) + 1,263 sf <b>GSA 0.5-3 acres:</b> GSA(0.11) + 5,619 sf <b>GSA &gt; 3 acres:</b> GSA(0.04) + 15,007 sf	GSA(.11) + 9,260 sf	<b>Residential lots 0.1-0.5 ac:</b> ASA(0.31) + 1,263 sf <b>Residential lots 0.5-3 ac:</b> ASA(0.11) + 5,619 sf <b>Residential lots 3-35 ac:</b> ASA(0.040344) + 14,722 sf <b>Other uses:</b> ASA x 0.05	
<b>Other</b>				
Single building (max)	10,000 sf	10,000 sf	<b>Single-Family Unit:</b> 10,000 sf	
Height (max)	30'	30'	<b>Residential:</b> 30' <b>Other uses:</b> 35'	<b>Residential:</b> 30' <b>Other uses:</b> 40'
<b>Where can I build? (Location)</b>				
<b>Site Development Location</b>				
Natural resource setbacks	Not affected by this amendment	Not affected by this amendment	Not affected by this amendment	
NRO/SRO	Not affected by this amendment	Not affected by this amendment	Not affected by this amendment	
Street Setback (min)	25'	25'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	
Non-Street Setback (min)	5'	5'	½ the structural setback	
Slope development prohibited	> 25%	> 25%	> 25%	> 30%
<b>Structure Location</b>				
Street Setback (min)	25'	25'	<b>lots &lt; 1 ac:</b> 25' <b>lots &gt; 1 ac:</b> 50'	<b>lots &lt; 3 ac:</b> 25' <b>lots &gt; 3 ac:</b> 50'
Non-Street Setback (min)	10'	10'	<b>Rear (lots &lt; 1 ac):</b> 25' <b>Side (lots &lt; 1 ac):</b> 10' <b>Rear (lots &gt; 1 ac):</b> 40' <b>Side (lots &gt; 1 ac):</b> 30'	<b>Rear (lots &lt; 3 ac):</b> 25' <b>Side (lots &lt; 3 ac):</b> 10' <b>Rear (lots &gt; 3 ac):</b> 40' <b>Side (lots &gt; 3 ac):</b> 30'
<b>What can I do? (Uses)</b>				
<b>Applicable Changes to the Use Standards</b>				
Consolidation of Uses—Certain like uses with similar standards were consolidated to simplify the regulations				
<ul style="list-style-type: none"> <li>• Agriculture standards and exemptions clarified</li> </ul>				
<b>Primary Uses</b>				
By-Right	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Single-Family Residential</li> </ul>
Basic	None	None	None	None
Conditional	<ul style="list-style-type: none"> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor Recreation</li> <li>• Dorm</li> <li>• Group Home</li> <li>• Developed Recreation</li> <li>• Assembly</li> <li>• Daycare/Education</li> <li>• Utility Facility</li> <li>• Wireless Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Dude/Guest Ranch</li> <li>• Dorm</li> <li>• Group Home</li> <li>• Campground</li> <li>• Nursery</li> <li>• Outdoor Rec</li> <li>• Outfitter/Tour Operator</li> <li>• Assembly</li> <li>• Daycare/Education</li> <li>• Utility Facility</li> <li>• Wireless Facilities</li> <li>• Aviation</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor Rec</li> <li>• Utility facility</li> <li>• Wireless Facilities</li> </ul>
<b>Accessory Uses</b>				
Basic	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>	<ul style="list-style-type: none"> <li>• ARU</li> <li>• Home Occupation</li> <li>• Family Home Daycare</li> </ul>
Conditional	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Home Business</li> <li>• Home Daycare Center</li> <li>• Heavy Retail/Service (accessory to Ag only)</li> <li>• Light Industry (accessory to Ag only)</li> </ul>	<ul style="list-style-type: none"> <li>• Home Business</li> <li>• Home Daycare Center</li> </ul>

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Scale of Use (max)				
Detached Single-Family Unit	Habitable (not basement): 8,000 sf Gross (not basement): 10,000 sf	Habitable (not basement): 8,000 sf Gross (not basement): 10,000 sf	Habitable (not basement): 8,000 sf Gross (not basement): 10,000 sf +100 sf per ac BSA over 10 acres not to exceed 15,000 sf	
Accessory Residential Unit				
Primary use residential	Density: 1/du Size: 1,000 sf	Density: 1/du Size: 1,000 sf	Density: 1/lot Size: 1,000 sf	Density: 1/du Size: 1,000 sf
Primary use agriculture	Density: n/a Size: 850 sf	Density: n/a Size: 850 sf	Density: 1/35 ac Size: n/a	prohibited
Primary use non-residential	Density: n/a Size: 850 sf	Density: n/a Size: 850 sf	Density: 1/lot Size: 850 sf	prohibited
<b>Can I subdivide? (Development Options)</b>				
Subdivision				
Lot Size (min)	35 acres	Subdivision prohibited	35 acres	3-20 acres based on slopes and groundwater
Floor Area Option				
Purpose	n/a	n/a	Non-subdivision PRD to achieve additional density in a single parcel	n/a
Open Space (min)	n/a	n/a	16.3 - 60.5 ac	n/a
Density (max)	n/a	n/a	2 du or 3 du/35 ac	n/a
Rural PRD				
Purpose	n/a	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	n/a
Open Space (min)	n/a	n/a	16.3 ac	n/a
Development Area (max)	n/a	n/a	3 ac/7 ac conserved	n/a
Density (max)	n/a	n/a	3 du/35 ac	n/a
Complete Neighborhood PRD				
Purpose	n/a	n/a	<ul style="list-style-type: none"> <li>Allows subdivision in exchange for an easement</li> <li>Density based on the size of the project</li> </ul>	
Open Space (min)	n/a	n/a	<b>6/35:</b> 84.7 ac (49 ac in Alta) <b>9/35:</b> 306 ac	n/a
Development Area (max)	n/a	n/a	<b>6/35:</b> 3 ac/7 ac conservation area <b>9/35:</b> 3 ac/17 ac conservation area	n/a
Density (max)	n/a	n/a	<b>6/35:</b> 6 du/ 35 ac <b>9/35:</b> 9 du/ 35 ac	n/a