

Zone Comparison Table: Proposed R-1 Zoning District (11/20/15)

	Proposed R-1 Zone (BCC Direction)	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone
How much can I build? (Bulk/Form)			
Floor Area			
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 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. Base Site Area (BSA) = Total Acres – Acres in road easements, water, previously committed open space and 50% of land in steep slopes	
Floor Area (max)	GSA < 35 acres: 10,000 sf GSA ≥ 35 acres: GSA x 0.007	Residential lots >0.5 ac: BSA(0.032) + 3,899 sf Other Uses: BSA x 0.007	
Site Development			
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 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. Adjusted Site Area (ASA) = Total Acres – Acres in vehicular easements and water	
Site Development (max)	GSA < 35 acres: GSA(0.04) + 15,007 sf GSA ≥ 35 acres: GSA x 0.05	Residential lots 3-35 ac: ASA(0.040344) + 14,722 sf Residential lots >35 ac: ASA x 0.05 Other uses: ASA x 0.05	
Other			
Single building (max)	10,000 sf	Single-Family Unit: 10,000 sf	
Height (max)	30'	Residential: 30' Other uses: 35'	Residential: 30' Other uses: 40'
Where can I build? (Location)			
Site Development Location			
Natural resource setbacks	Not affected by this amendment	Not affected by this amendment	
NRO/SRO	Not affected by this amendment	Not affected by this amendment	
Street Setback (min)	Public Road: 50' Private Road: 30'	½ the structural setback for 40% of lineal lot frontage; structural setback for 60% of lineal lot frontage	
Non-Street Setback (min)	15'	½ the structural setback	
Slope development prohibited	> 30%	> 25%	> 30%
Structure Location			
Street Setback (min)	Public Road: 50' Private Road: 30'	50' (lots > 1ac)	50' (lots > 3ac)
Non-Street Setback (min)	30'	Rear (lots > 1 ac): 40' Side (lots > 1 ac): 30'	Rear (lots > 3 ac): 40' Side (lots > 3 ac): 30'
What can I do? (Uses)			
Applicable Changes to the Use Standards			
Consolidation of Uses—Certain like uses with similar standards were consolidated to simplify the regulations <ul style="list-style-type: none"> Golf Course, Downhill Ski Area, and Outdoor Recreation were consolidated into Outdoor Recreation Airport, Heliport, Landing Strip, Balloon Operations and Helicopter Tree Removal were consolidated into Aviation Agriculture standards and exemptions clarified Uses written for certain zones are replaced with general uses and zone-specific CUP standards <ul style="list-style-type: none"> Agricultural Employee Housing replaced with zone-specific ARU standards for residential units accessory to agriculture Cottage Industry replaced with Light Industry and Heavy Retail/Service allowed accessory to Agriculture with standards specific to the zone Reception/Event split—outdoor receptions are now an Outdoor Recreation use with zone specific standards; indoor reception halls are an Assembly use Standards written for conditional uses in the R1 to limit intensity to rural character and prohibit certain uses in the NRO 			
Primary Uses			
By-Right	<ul style="list-style-type: none"> Agriculture Single-Family Residential 	<ul style="list-style-type: none"> Agriculture Single-Family Residential 	<ul style="list-style-type: none"> Agriculture Single-Family Residential
Basic	None	None	None
Conditional	<ul style="list-style-type: none"> Outdoor Recreation Dude/Guest Ranch Campground (out of NRO) Nursery Developed Recreation Outfitter/Tour Operator Assembly (out of NRO) Daycare/Education (out of NRO) Utility Facility Wireless Facilities Aviation (out of NRO) 	<ul style="list-style-type: none"> Dude/Guest Ranch Dorm Group Home Campground Nursery Outdoor Rec Outfitter/Tour Operator Assembly Daycare/Education Utility Facility Wireless Facilities Aviation 	<ul style="list-style-type: none"> Outdoor Rec Utility facility Wireless Facilities
Accessory Uses			
Basic	<ul style="list-style-type: none"> ARU Home Occupation Family Home Daycare 	<ul style="list-style-type: none"> ARU Home Occupation Family Home Daycare 	<ul style="list-style-type: none"> ARU Home Occupation Family Home Daycare
Conditional	<ul style="list-style-type: none"> Bed and Breakfast Home Business Heavy Retail/Service (accessory to Ag only) Light Industry (accessory to Ag only) 	<ul style="list-style-type: none"> Bed and Breakfast Home Business Home Daycare Center Heavy Retail/Service (accessory to Ag only) Light Industry (accessory to Ag only) 	<ul style="list-style-type: none"> Home Business Home Daycare Center

	Proposed R-1 Zone (BCC Direction)	Existing Rural-County (R-TC) Zone	Existing Neighborhood Conservation-County (NC-TC) Zone
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 +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/lot Size: 1,000 sf	Density: 1/du Size: 1,000 sf
Primary use agriculture	Density: 1/35 ac or accessory density Size: n/a or 850 sf	Density: 1/35 ac Size: n/a	prohibited
Primary use non-residential	Density: 1/35 ac or accessory density Size: n/a or 850 sf	Density: accessory density Size: 850 sf	prohibited
Can I subdivide? (Development Options)			
Subdivision			
Lot Size (min)	35 acres	35 acres	3-20 acres based on slopes and groundwater
Floor Area Option			
Purpose	Reflects a separation of subdivision and non-subdivision and allows for additional density on a single parcel	Non-subdivision PRD to achieve additional density in a single parcel	n/a
Project Area (min)	35 ac	16.3 - 60.5 ac	n/a
Density (max)	+ 2 ARU/35 ac	2 du or 3 du/35 ac	n/a
Floor Area (max)	+ 10,000 sf	10,000 sf per du	n/a
Rural PRD			
Purpose	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on where the development is located 	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on the size of the project 	n/a
Open Space (min)	49 ac	16.3 ac	n/a
Development Area (max)	3 ac/7 ac conserved (30% of project)	3 ac/7 ac conserved (30% of project)	n/a
Density (max)	3 du/35 ac	3 du/35 ac	n/a
Complete Neighborhood PRD			
Purpose	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on where the development is located 1 du/ 35 ac is retained in the rural area 	<ul style="list-style-type: none"> Allows subdivision in exchange for an easement Density based on the size of the project 	
Rural Area (min)	70 ac	6/35: 84.7 ac (49 ac in Alta) 9/35: 306 ac	n/a
Development Area (max)	CN Development Area: 1 ac/19 ac in rural area Reserved Rural Development Area: 1 ac/9 ac conserved (10% of rural area)	6/35: 3 ac/7 ac conservation area 9/35: 3 ac/17 ac conservation area	n/a
Density (max)	CN Development Area: 1 du/4.375 ac in rural area Reserved Rural Development Area: 1 du/35 ac in rural area	6/35: 6 du/ 35 ac 9/35: 9 du/ 35 ac	n/a