



## Commercial Residential Neighborhood (CRN)

### Intent

The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers, and transitional edges. Retail tenant ground floor footprints are limited in order to preserve community scale.

### Overview of Development Standards

The CRN zone can only be developed using the standard method. Density and height are limited as indicated on the zoning map.

Development Standard	Standard Method
Total FAR (max)	0.25 - 1.5
Commercial FAR (max)	0 - 1.5
Residential FAR (max)	0 - 1.5
Height (max)	25' - 65'
Build-to Area	The area on the lot where a certain percentage of the front façade of a building must be located
Form Standards	Includes building orientation and transparency requirements for apartment/condo, multi use and general building types
Parking Lot Location	Not allowed between building and street
Public Open Space (min % of site area)	0-10% (for most building types)
Site Plan Required	For certain limited uses, or a development application including permitted or limited uses with $\geq 10,000$ SF of GFA or $> 40'$ in height and is abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone



### Density and Height Limits

Density in the CRN zone is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each CRN zone has a unique sequence of maximum total FAR, maximum non-residential FAR (C), maximum residential FAR (R), and maximum height (H) subject to the limits specified in the table to the left. In most cases, developers must mix residential and non-residential uses to achieve the maximum allowed density.

For example, a CRN zone allowing a maximum total FAR of 1.5, a maximum non-residential FAR of 1.5, a maximum residential FAR of 0.5, and a maximum height of 40 feet would be mapped as follows:

**Example** CRN1.5 C1.5 R0.5 H40

### Benefits of the CRN Zone

1. Because density and height can be mapped for each property, the zone can be tailored to fit the surrounding area.
2. Residential development is usually allowed, providing increased opportunities for housing in the County's growing communities.
3. Encourages pedestrian-friendly development because parking is not allowed between the building and the street.

### Compatibility Standards

When a CRN-zoned property abuts or confronts a property in an Agricultural, Rural Residential, or Residential zone, it may be subject to compatibility standards regarding:

1. Side and rear setbacks;
2. Height of the building at the setback line; and
3. Screening

