



## Neighborhood Retail (NR)

### Intent

The NR zone is intended for commercial areas that have a neighborhood orientation and which supply necessities usually requiring frequent purchasing and convenient automobile access. The NR zone addresses development opportunities within primarily residential areas with few alternative mobility options and without a critical mass of density needed for pedestrian-oriented commercial uses. The zone allows flexibility in building, circulation, and parking lot layout.



### Overview of Development Standards

The NR 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
Residential Uses (max. % of permitted FAR)	30%
Height (max.)	25' - 50'
Open Space (min. % of site area)	0 - 10% (for most building types)
Site Plan Required	For certain uses, or if a development application includes more than: 10,000sf of GFA, 10 units or 40' in height

### Density and Height Limits

Density in the NR zones 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 NR zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table to the left.

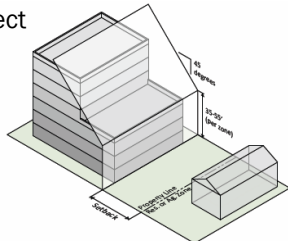
For example, of a NR zone with a maximum total FAR of 1.5 and a maximum height of 50 feet would be mapped as follows:

**Example** NR-1.5 H-50

### Neighborhood Compatibility

When an NR property abuts or confronts a property in an Agricultural, Rural Residential, or Detached Residential zone, it may be subject to context sensitive standards regarding:

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



### Benefits of the NR Zone

1. Because density and height can be mapped for each property, the zone can be tailored to fit the surrounding area.
2. A limited amount of residential development is allowed by-right, providing increased opportunities for housing in the County's growing communities.
3. Neighborhood compatibility standards ensure height and setbacks are compatible with abutting or confronting residential neighborhoods.

