

## Staff Report

**Subject:** Ordinance – Zoning District  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** July 15, 2025  
**Item Description:** Discussion of the following Zoning Districts: R-1 & R-5

### Executive Summary/Background

- At the December 3, 2024, Board of Commissioners meeting, the board charged the Steering Committee with review and input on the final article of the zoning ordinance.
- Since then, the committee and staff have diligently been working to review R-1 and R-5.
- Both R-1 and R-5 zoning districts now include clearly defined intent statements that clarify the purpose and intended character of each district. They both include design standards for the homes, but also for the neighborhood collectively.
- The Steering Committee recommends that the R-1 zoning district incorporate design standards closely aligned with those of the R-5 district, along with the addition of a 10% openspace requirement. This represents a notable change, as the R-1 district currently does not include any openspace provisions.
- There was significant conversation and suggestion for the R-5 openspace requirements and the requirement in the R-5 zoning district for openspace is suggested at 25%.
- Furthermore, with the proposed higher openspace requirements, the county can promote more thoughtfully designed higher-density neighborhoods that offer enhanced aesthetic and recreational value, while also preserving the rural character that defines the community.
- Overall, the zoning districts are more concise, clear, and organized.

### Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article V**
2. **Deny** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article V**

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services, County Manager, Steering Committee,

**FUNDING:** N/A

**Attachments:** 1. Draft Ordinances