

Residential Neighborhood (RN)



Residential Neighborhoods are an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit (VRE) or town centers. The middle transects can include both single-family attached and detached as well as multifamily units. In the lower transects, residential areas primarily accommodates single-family homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations. Affordable and work force housing is encouraged Countywide.

	T-1	T-2	T-3	T-4	T-5	T-6
Primary Uses	Single Family Detached, (Cluster)	Single Family Detached, (Cluster)	Single Family Detached Single Family Attached Multifamily		Multi-Family Residential Retail & Service	Not Applicable, see Town Center
Secondary Uses	Community Center/Clubhouse	Service Commercial Office Retirement Communities			Retirement Communities Civic	
Implementing Zoning District	SR-3 SR-5	SR-1 R-2, R-4, R-6* PMR	PMR R-4, R-6, R-16* RMH	PMR R-16 R-30*	PMR R-U R-30	
Mix of Uses	Residential:-95% Non-Residential: 5%	Residential: 90-100% Non-Residential: 0-10% Civic: 5%				
Minimum Open Space	30% of Site 60% of Site (Cluster)	30% of Site 60% of Site (Cluster)	30% of site	20% of site	20% of site	

Note: For recommended target residential and non-residential density, building height and other form elements please see Figure 7: Table of Form Elements.

*Can be considered compatible where workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.