

ENZ – Existing Neighborhood Zones

The Existing Neighborhood Zones are intended to protect the established development pattern and character of existing neighborhoods (such as density, lot dimensions, and street pattern) while also providing opportunities for infill development and improvements to existing homes. Existing Neighborhood Zones are divided into five sub-districts based on their existing and intended development character:

ENZ.1: The ENZ.1 sub-district primarily consists of single-family estate homes on larger lots using the previous RE-1 zoning district.

ENZ.2: The ENZ.2 sub-district primarily consists of single-family detached homes using the previous R-1 zoning district.

ENZ.3: The ENZ.3 sub-district primarily consists of single-family detached, single-family attached, and townhouse homes using the previous R-2, RA-1, and RT-3 zoning districts.

ENZ.4: The ENZ.4 sub-district primarily consists of duplex and apartments using the previous R-4 and R-5 zoning districts.

ENZ.5: The ENZ.5 sub-district primarily consists of manufactured housing using the previous MH-1, MH-2, and MH-3 zoning districts.

ENZ District Land Uses					
Land Use	ENZ Subdistrict				
	ENZ.1	ENZ.2	ENZ.3	ENZ.4	ENZ.5
All Agricultural/Ranch Uses	--	--	--	--	--
Cottage	--	--	--	--	--
Single-Family Detached	P	P	P	P	P
Single-Family Attached	--	--	P	P	P
Manufactured Home	--	--	--	--	P
Manufactured Home Park	--	--	--	--	R
Tiny House Development	--	--	--	--	R
Duplex	--	--	P	P	P
Townhouse	--	--	P	P	--
Triplex	--	--	P	P	--
Quadplex	--	--	P	P	--
Apartment	--	--	--	P	--
Cemetery	E	E	E	E	E
Day-Care Center	C	C	C	--	C
Residential Child-care Facility	R	R	R	--	R
Community Assembly/Amenity	C	C	C	C	C
Government	C	C	C	C	C
Housing & Services for the Aging	E	E	E	C	C
Neighborhood Amenity	R	R	R	R	R
Passive Outdoor Recreation	P	P	P	P	P
Religious Assembly	R	R	R	R	R
Social Service Institution	--	--	--	--	--
Utilities, Local / Neighborhood	P	P	P	P	P
Wireless Transmission Facility	C	C	C	C	C
Commercial Rec./Entertainment	E	E	E	E	E
Food & Drink (Neighborhood)	E	E	E	E	E
Office (including medical)	E	E	E	E	E
Personal Services	E	E	E	E	E
RV Park	--	--	--	--	C
Retail Sales, General	E	E	E	E	E
Bed and Breakfast Lodging	C	C	C	C	--
Child-care, Family Home	C	C	C	C	--
Livework Unit	--	--	--	--	--
Loft Apartment	--	--	--	--	--
Home Enterprise	R	R	R	R	R

(P) Permitted Land Uses - Uses allowed without restrictions/ special approvals.

(R) Restricted Land Uses* - Uses allowed subject to certain restrictions. Refer to *Restricted Uses* handout for restrictions.

(E) Existing Land Use - Use existed at that location on the effective date of these regulations.

(C) Conditional Land Uses* - Uses allowed with approval of a Conditional Use Permit.

(--) Prohibited Land Uses - Uses not allowed within the district.

*Refer to Restrictions and Conditions below.

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Manufactured Home Park	Manufactured Home Parks are subject to the requirements of Section 4.2.3.D, <i>Manufactured Home Parks</i> . Manufactured homes shall comply with building standards as set out in Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .
Tiny House Development	Subject to the requirements of Section 4.2.4, <i>Tiny House Development</i> . Tiny houses shall be connected to utilities as set out in Section 4.2.4.C.8, <i>Utilities</i> and Section 4.2.4.C.9, <i>Solid Waste</i> .
Community Assembly/ Amenity	Parcel shall be at least 4 times minimum lot size and take access from an arterial or collector street. Parking shall be on-site., Off-site parking is allowed by shared parking agreement if within 250' and connected via a sidewalk.
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off circulation. Secondary school access shall be via collector or arterial roadway. Outdoor activities shall be setback 25' from residential property and enclosed by a wall/fence.
Religious Assembly	The parcel proposed for development shall be at least four times the size of the minimum lot size for sub-district it is in and take access from an arterial or collector street. Parking shall be accommodated on-site.
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Recreational Vehicle (RV) Park	Recreational vehicles only allowed within an RV Park. The RV park shall be planned through a Site Development Plan; take access from an arterial/collector street with a minimum 32' driveway width; and provide centralized solid waste collection. One RV allowed per space. Each space requires a 10' x 24' parking pad constructed of concrete, asphalt, or similar material; adequate frontage on an access drive to allow loading/unloading maneuvering space; connections to potable water, sanitary sewer, and electrical power; and a permanent space number marker clearly visible day/night. RV parks may include sanitary facilities, storage buildings, or management offices. Common area amenities required based on number of units.
Bed and Breakfast Lodging	Owner/operator shall be full-time resident of the main dwelling. Max 4 guestrooms per property. On-site parking not allowed in front yard and must be screened by a 6' wall/fence and 5' landscape buffer. No food prep allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.

ENZ District Development Standards									
Requirement	ENZ Subdistrict								
	ENZ.1	ENZ.2	ENZ.3			ENZ.4			ENZ.5
Development Type	Single-family Detached	Single-family Detached	Single-family Detached, Single-family Attached, Duplex	Townhouse	Tri-plex, Quadplex	Single-family Detached, Single-family Attached, Duplex	Townhouse	Tri-plex, Quadplex, Apartment (Mid/High-Density)	Manufactured Home
Minimum Lot Area	1 acre	6,000 sq. ft.	6,000 sq. ft.	2,400 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	2,600 sq. ft.	12,000 sq. ft.	5,000 sq. ft.
Minimum Lot Width	100 ft.	50 ft.	50 ft.	20 ft.	50 ft.	50 ft.	20 ft.	100 ft.	50 ft.
Front Setback	50 ft.	25 ft.	25 ft.	20/15 ft.	25 ft.	25 ft.	25/20 ft.	25 ft.	25 ft.
Interior Side Setback	15 ft.	5 ft.	5/0 ft.	5/0 ft.	5 ft.	10/0 ft.	10/0 ft.	10 ft.	5 ft.
Street Side Setback	25 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Rear Setback	25 ft.	10 ft.	10 ft.	5 ft.	15 ft.	15 ft.	5 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	50/35 ft.	25 ft.
Maximum Lot Coverage	30%	50%	75%	75%	75%	75%	75%	75%	60%

ENZ District Alternative Standards

- Front Setback Averaging.** Front setback may be reduced to average front building setback of homes along same side of street within same sub-district, or average front building setback of homes within 500' either side, whichever's less.
- Front Porches.** The front setback may be reduced by up to 6' provided the front porch is located no closer than 14' from front property line and is only enclosed with screens (not walls or windows).
- Street Side Setback Averaging.** The street side setback on any given lot may be reduced to no less than the average street side setback of lots within the same sub-district.
- Side-Loaded Garages.** Front setback may be reduced 10' to establish side loaded garage provided there is more than one side-loaded garage within same sub-district, the lot is at least 75' wide, reduction only applies to garage, garage has at least 1 street-facing window, and it has same design features/exterior materials as principal building.
- Rear-Loaded Garages.** The rear setback for a rear-loaded garage taking access from an alley may be reduced to 7.5'.