



Draft Land Development Regulations

Category: Stand-Alone Amendments

Spotlight on Building Envelopes within the SEQ-NRP District

Summary: Proposed amendments would establish a maximum “building envelope” for allowed development within the Southeast Quadrant-Natural Resources Protection (SEQ-NRP) District, matches non-buildable areas to requirements of Article 12, Environmental Protection Standards, and allows the limited development allowed to be in a multi-family structure rather than only in single family homes on their own lots.

What’s in the Current Regulations: Development in the SEQ-NRP district is allowed only under limited circumstances and with limited numbers of homes. Where allowed, the homes must be clustered near one another and be accompanied by a conservation plan. Homes must be single family dwellings on their own lots.

What’s in the Proposed Changes: The proposed regulations would retain the same allowances for development as presently exist. However, a maximum building envelope would be designated wherein all ancillary residential activities (except forestry, agriculture, and other exempt uses) must take place. Limitations on where development may occur are updated to match the proposed Hazards and Level I Natural Resources regulated by Article 12, Environmental Protection Standards. Finally, residential dwelling units may be in duplex or multi-family arrangements in lieu of only being allowed to be single family homes.

What is the purpose of this change?

The proposed amendments are intended to better apply the purposes of the SEQ-NRP district and ensure consistency within the regulations.

Where can I find the proposed changes?

Section 9.12 of the draft Land Development [Regulations](#)

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