

3.2.4 NEIGHBORHOOD RESIDENTIAL DISTRICT (NR)

Intent: The Neighborhood Residential District provides for residential infill development surrounding the traditional town center and its logical extensions. This district also provides for town-scaled residential development within walking distance (generally ½ mile) of satellite village centers, identified on the Land Development Plan . Streets in the Neighborhood Residential District must be interconnected, according to [Article 5](#), Streets, and Urban Open Space provided according to [Article 7](#). A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use and commercial buildings at residential scale, according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use.

a) Permitted Uses

Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to four roomers
- congregate housing designed within the “civic” building type
- family care homes
- multi-family homes
- single family homes

Uses permitted with conditions

- cemeteries, [\(9.7\)](#)
- religious institutions, [\(9.8\)](#)
- commercial use in a mixed use building¹, located on an arterial or at the intersection of a neighborhood street and a larger capacity street
- commercial use, in a detached house building type, located within 1/4 mile of a Town Center district and fronting a major or minor thoroughfare (includes properties in which any portion falls within the 1/4 mile boundry) [\(9.51\)](#).
- essential services 1 and 2, [\(9.14\)](#)
- government buildings up to 5000 square feet of gross floor area
- neighborhood and outdoor recreation, [\(9.21\)](#)
- parks, [\(9.29\)](#)
- retirement communities [\(9.50\)](#)
- schools, [\(9.35\)](#)
- transit-oriented parking lots as a principal use, [\(9.49\)](#)
- transit shelters, [\(9.39\)](#)

¹The mixed use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.

Uses permitted with Special Use Permit

- solar energy facility, minor residential, as follows: located on the facade elevation facing public street or common access; or located on the roof slope above the facade of the structure facing public street or common access [\(9.54\)](#)
- solar energy facility, minor free-standing non-residential, [\(9.54\)](#)
- solar energy facility, minor rooftop non-residential on roof slope facing a street that are noticeable [\(9.54\)](#)
- wind energy facility, minor (accessory) [\(9.53\)](#)

b) Permitted Building and Lot Types

- apartment
- attached house
- civic building
- detached house
- detached house (Commercial uses up to 4500 SF of first floor area).
- mixed use*, up to 3,000 SF of first floor area

c) Permitted Accessory Uses

- accessory dwelling, [\(9.1\)](#)
- day care home (small), [\(9.11\)](#)
- home occupation, [\(9.19\)](#)
- marinas, [\(9.42\)](#)

- solar energy facilities, minor non-residential; on a flat roof, roof slopes not facing a street and building integrated solar panels on roof slopes facing a street that are not noticeable (9.54)
- solar energy facilities, minor residential; located in the established rear or side yards or roof slopes (9.54)
- accessory uses permitted in all districts (8.11)