

## NAMPA RESIDENTIAL DWELLING UNIT DENSITY INFORMATION CHART

A. Land Use Zone(s) Where residential dwelling units -- are permitted or conditionally permitted	B. Min. Allowed Property Size For: 1-2 Units (the first two)	C1. Gross Dwelling Units/Acre for a Single-Family Home	C2. Gross Dwelling Units/Acre for one or more Duplex(es)	D. Min. Allowed Property Size For: 3+ Unit Structures and/or 3+ Units on a Property (i.e., square footage per unit after the first 2 are provided per Column B)	E. [Resulting] Gross Dwelling Units/Acre for 3+ Unit Structures and/or 3+ Units on a Property *	F. Comprehensive Plan Residential Land Use Setting(s) Best Fitting Each Zone Listed in Column A for Single-Unit/Non-Single Unit Construction (Mixed Use Settings Not Included) LDR = 0-4 du/a; MDR = 4-9 du/a; HDR = 9+ du/a
<b>AG</b>	217,800 sq. ft. (5 acres)	0.20	n/a	n/a	n/a	<b>AG</b>
<b>RA</b>	30,000 sq. ft. (~.69 acres)	1.45	n/a	n/a	n/a	<b>LDR</b>
<b>RS 22</b>	22,000 sq. ft. (~.50 acres)	1.98	3.96	n/a	n/a	<b>LDR</b>
<b>RS 18</b>	18,000 sq. ft. (~.41 acres)	2.42	4.84	n/a	n/a	<b>LDR</b>
<b>RS 15</b>	15,000 sq. ft. (~.34 acres)	2.90	5.80	n/a	n/a	<b>LDR</b>
<b>RS 12</b>	12,000 sq. ft. (~.27 acres)	3.63	7.26	n/a	n/a	<b>LDR</b>
<b>RS 8.5</b>	8,500 sq. ft. (~.19 acres)	5.12	10.24	n/a	n/a	<b>MDR/HDR</b>
<b>RS 7</b>	7,000 sq. ft. (~.16 acres)	6.22	12.44	n/a	n/a	<b>MDR/HDR</b>
<b>RS 6</b>	6,000 sq. ft. (~.13 acres)	7.26	14.52	n/a	n/a	<b>MDR/HDR</b>
<b>RD</b>	7,000 sq. ft. (~.16 acres)	6.22	12.44	3,500 sq. ft./unit (3 <sup>rd</sup> and 4 <sup>th</sup> units)	12.44	<b>MDR/HDR</b>
<b>RML</b>	6,000 sq. ft. (~.13 acres)	7.26	14.52	1,350 sq. ft./unit (3 <sup>rd</sup> unit and per each unit thereafter)	29.82	<b>MDR/HDR</b>
<b>RMH</b>	6,000 sq. ft. (~.13 acres)	7.26	14.52	500 sq. ft./unit (3 <sup>rd</sup> unit and per each unit thereafter)	77.12	<b>MDR/HDR</b>
<b>RP</b>	6,000 sq. ft. (~.13 acres)	7.26	14.52	1,350 sq. ft./unit (3 <sup>rd</sup> unit and per each unit thereafter)	29.82	<b>MDR/HDR</b>
<b>GB 2 **</b>	No Minimum from 1 to 4 units	n/a	n/a	10,050 sq. ft. (5 <sup>th</sup> unit and 1,350 sq. per each unit thereafter)	Not Defined or Listed (for 4-structures)/29.82 (for 5+ unit structures)	<b>MDR/HDR</b>
<b>DV ***</b>	Not Defined/Listed	variable	variable	Not Defined/Listed	variable	<b>Downtown</b>
<b>DH ****</b>	Not Defined/Listed	variable	variable	Not Defined/Listed	variable	<b>Downtown</b>
<b>U *****</b>	6,000 sq. ft. (~.13 acres)	7.26	14.52	1,350 sq. ft./unit (3 <sup>rd</sup> unit and per each unit thereafter)	29.82	<b>MDR/HDR</b>

\* Actual net yields of single-family dwelling [housing] units per acre typically runs approximately 3.5 or less given space demands devoted to landscaping, streets, and lot dimension regulations; two-unit up to and including multiple-family residential have similar build-out dwelling unit reductions yielding lower net density(ies) than those zones that allow such structures facilitate.

\*\* The GB 2 Zone's standards do not define or list a minimum lot size for single, two, three or four-unit structures on individual properties. When a multiple-family residential structure (i.e., 5+ units in a building) is proposed on a property, then the above listed minimum property regulation comes into effect.

\*\*\* The following standard residential dwelling/structure types are precluded from being built in the DV Zone: Duplex, two-unit townhouse, single-family move-on house, tri-plex, mobile or manufactured home(s), shelter, transition home, fraternity/sorority, or caretaker

\*\*\*\* The following standard residential dwelling/structure types are precluded from being built in the DH Zone: Caretaker, two-unit townhouse, single-family move-on house, fraternity/sorority, mobile or manufactured home(s), transition home

\*\*\*\*\* Only multiple-family (i.e., 5+ units in a building) and fraternities/sororities (with no defined/listed density controls) are allowed in the U Zone.

Note: The chart excludes those zones that do not allow or conditionally allow some form of residential dwelling units per [in accordance with] N.C.C. § 10-3-2 Schedule of Land Uses.

Zoning within Comp Plan Land Use Settings			
Comp Plan Land Use Setting Name	Current Zoning District Name	Min Lot Size (sq. ft.) requirement per DU	MAX NET density (DU/acre)
AG	AG	217,800	0.20
AG	RA	30,000	1.45
LDR	RS 22	22,000	1.98
LDR	RS 18	18,000	2.42
LDR	RS 15	15,000	2.90
LDR	RS 12	12,000	3.63
MDR	RS 8.5	8,500	5.12
MDR	RS 7	7,000	6.22
MDR	RS 6	6,000	7.26
MDR	RS 4	4,000	10.89
MDR	RD	7,000	6.22
MDR	RD 0 lot	7(2) + 3,500 (ea.)	12.44
HDR	RML	6(2) + 1,350 (ea.)	29.82
HDR	RMH	6(2) + 500 (ea.)	77.12
HDR	GB	6(2) + 1,350 (ea.)	29.82
Mixed Use	RP	6(2) + 1,350 (ea.)	29.82

## 2040 Comp Plan

**Ag (gross) = 1 (-) du/acre**  
**Ag (net) = 1.45 (-) du/acre**

**Low Density (gross) = 2.5 - 1.01 du/acre**  
**Low Density (net) = 3.6 - 1.45 du/acre**

**Med Density (gross) = 8 - 2.51 du/acre**  
**Med Density (net) = 12.45 - 3.64 du/acre**

**High Density (gross) = 8.01+ du/acre**  
**High Density (net) = 12.46+ du/acre**

**Mixed-Use: No densities given. Use MDR or HDR zones**