

10.304. NR-I (Natural Resource Identification) Overlay Zoning District

(1) Purpose

The Natural Resource Buffer Overlay District (NR-I) is intended to:

- (a) Minimize impacts to sensitive environmental features.
- (b) Provide more detailed information about potential natural resources or other environmental features to aid in appropriate design and siting of development.
- (c) Provide for appropriate review in areas of special concern as identified in adopted town and county comprehensive plans.
- (d) Provide buffers and minimize ecological fragmentation of core resources in the NR-C (Conservation) Zoning district.

(2) Permitted and conditional uses

All permitted and conditional uses in the underlying district, provided development conforms to the performance standards described in (4) below.

(3) Additional application information.

Within the NR-I Natural Resources Identification Overlay District, any application for any zoning or conditional use permit must be accompanied by the following:

- (a) A site plan meeting all the requirements of s. 10.100(4).
- (b) If determined necessary by the zoning administrator, a Preliminary Review Letter from the Dane County Department of Land and Water Resources confirming that erosion control and stormwater management standards under Chapter 14 and/or Chapter 11, Dane County Code can be readily met.
- (c) Identification, by location and type, of any significant areas of remnant or restored vegetation native to Dane County.

(4) Performance standards.

Prior to issuing a zoning permit for any development activity within the Natural Resource Buffer Overlay District, the zoning administrator, or his or her designee, must confirm that any development conforms to the approved site plan for the project.

NOTE: The staff recommendation would be to adopt the above language in the text of the ordinance, but not to map the NR-I Natural Resource Identification Overlay Zoning District in the initial draft of the proposed zoning maps. Instead, each town could adopt the overlay zoning district as it saw fit, consistent with natural resource standards in the town's adopted comprehensive plan, through a blanket rezone process. This is similar to how the current TDR-S and TDR-R overlay zoning districts were implemented.