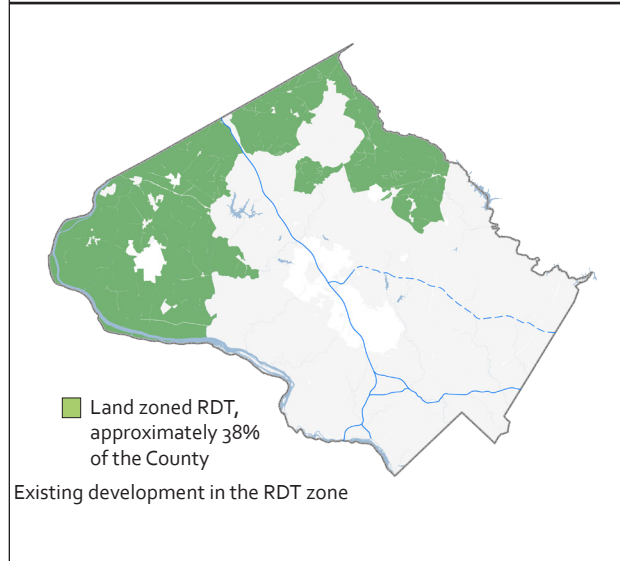


RDT to AR Zoning Comparison

The intent of the Agricultural Reserve (AR) zone is to promote agriculture as the primary land use in areas of the county designated for agricultural preservation.



Standard Method of Development for Detached House Building Type

A. Lot	RDT	AR
Lot Area (min)	40,000 sf	40,000 sf
Alternative Lot Area (max)	N/A	3 acres
Density (units/acre)	1/25	1/25
Lot Width (min)		
At front building line	125'	125'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback, interior	20'	20'
Sum of side setbacks, interior	40'	N/A
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures on a lot up to 3 acres	10%	15%
All roofed buildings and structures on a lot greater than 3 acres	10%	10%

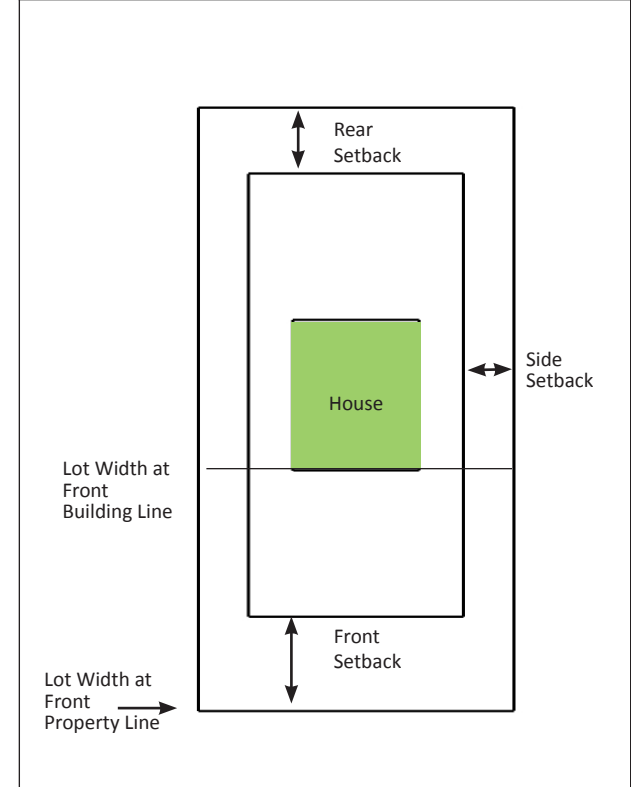
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Alternative Lot Area and Coverage on a lot up to 3 acres
A flexible lot alternative is provided to encourage agricultural and conservation easements. If a property owner takes advantage of the alternative lot area (and therefore gets 15% coverage), the remainder of the site (22 acres) must be placed in a conservation or agricultural easement or land trust.

Sum of Side Setbacks, Interior
The Sum of Side Setbacks requirement is redundant in this zone.

Illustrative Depiction of Standards for Detached House Building Type



Accessory Structure

A. Placement	RDT	AR
Front setback (min)	50'	50'
Side street setback (min)	50'	50'
Side setback, interior	15'	15'
Rear setback, interior	10'	15'
B. Height	RDT	AR
Height (max)	50'	50'

(agricultural buildings are exempt)

Rationale for Changes Marked in Red

Rear Setback, Interior
The proposed zoning code increases this setback to reduce impact on adjacent properties, since the allowed height for a detached accessory structure is the same as a house.

RDT to AR

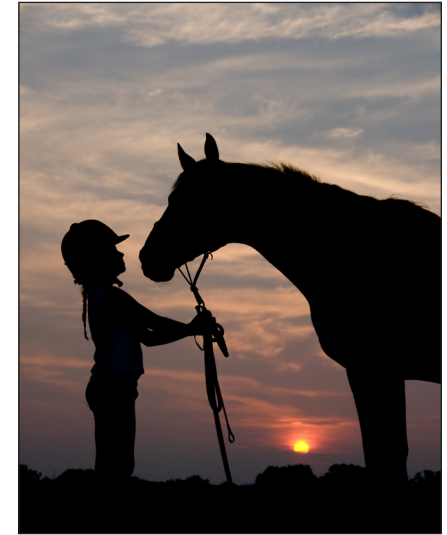
Use Comparison

Uses that will no longer require a special exception

Use	Rationale for Change
Bed and Breakfast (3-5 guest rooms)	All non-discretionary Special Exception standards will still apply, but a hearing is not necessary because of the large lot sizes. When the bed and breakfast is accessory to a farm, a use and occupancy permit may be granted even if TDRs have been severed. Bed and breakfasts can provide a supplementary income for farmers.
Day care facility for up to 12 senior adults and persons with disabilities	The day care for seniors use has been consolidated with the day care for children use. Day care for up to 12 children is permitted, subject to certain standards, under current zoning regulations. Because the impact of a facilities would be similar, this use will be allowed without a Board of Appeals hearing.
Hospice Care Facility (up to 8 persons)	This use has been consolidated with group home and other residential care uses (eg nursing home). These uses will be allowed based on the number of residents. Since small group homes are allowed as a 'P' in this zone, per state law, a hospice care facility with up to 8 persons will also be allowed without a Board of Appeals hearing.

*A change in the approval procedures for attached accessory apartments meeting certain standards was already approved by County Council with the adoption of ZTA 12-11.

To see how all the uses listed in the current use table have been consolidated and renamed visit xxxx document on the project website.

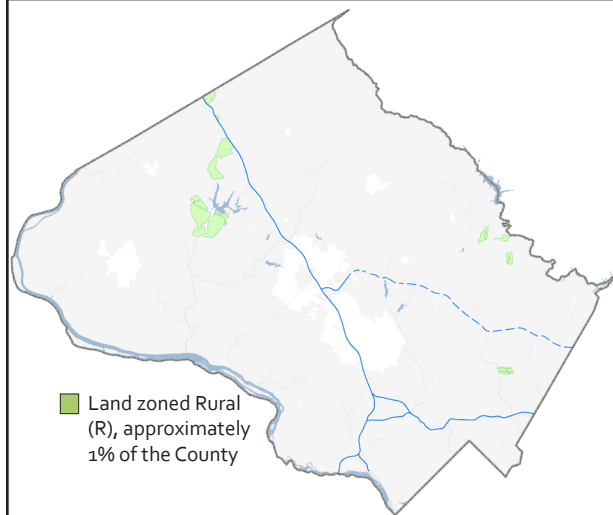


Uses removed from the zone

Use	Rationale for Removal
Off-street parking in connection with commercial uses	Once agricultural land is used for parking, it becomes de facto commercial land. During subsequent Master or Sector plans, properties with this use tend to be recommended for commercial zoning reducing the amount of land available for agriculture.
Off-street parking in connection with any permitted use	This use refers to a lot that is used only for parking. Once agricultural land is used for parking, it becomes de facto commercial land. During subsequent Master or Sector plans, properties with this use tend to be recommended for commercial zoning reducing the amount of land available for agriculture.

R_(current) to R_(proposed) Zoning Comparison

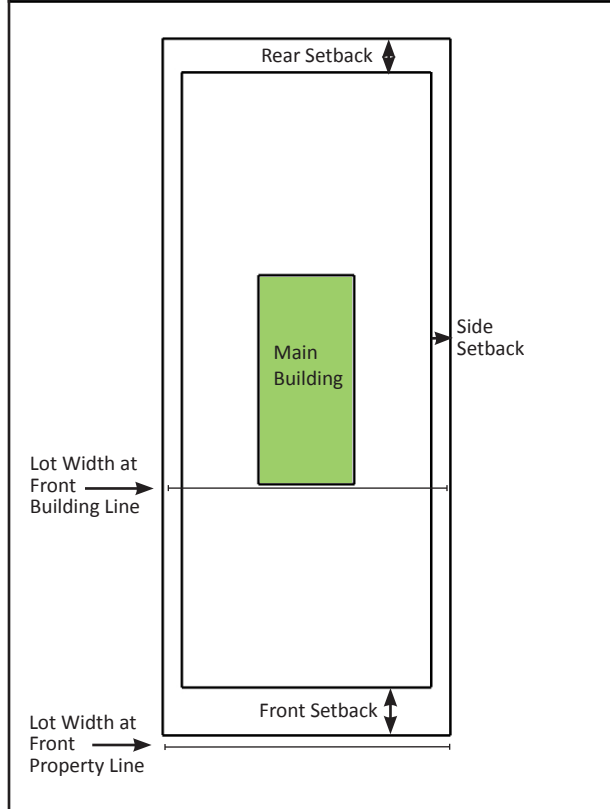
The intent of the proposed Rural (R) zone is to preserve rural areas of the county for agriculture and other natural resource development, residential uses of a rural character, recreational facilities, and protection of scenic and environmentally sensitive areas.



Existing development in the Rural zone

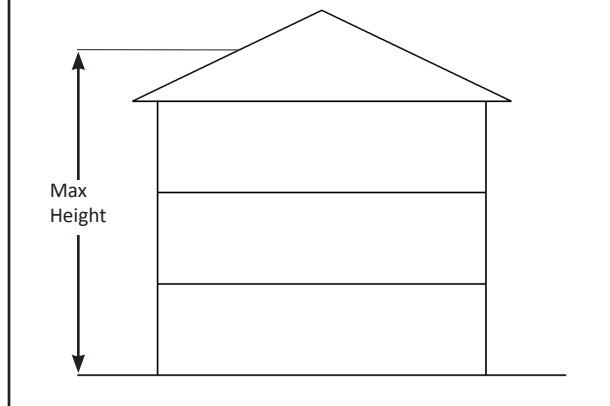


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R (current)	R (proposed)
Lot Area (min)	5 acres	5 acres
Density (units/acre)	1/5	1/5
Lot Width (min)		
At front building line	300'	300'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback, interior	20'	20'
Sum of side setbacks, interior	40'	N/A
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	10%	10%
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red
Sum of Side Setbacks, Interior
The Sum of Side Setbacks requirement is redundant in these zones.

Accessory Structures
For development standards regarding accessory structures, see Accessory Structures (Rural zones) Fact Sheet

Accessory Structures: Rural Zones

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R (current)	R (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	50'	50'
Side setback, interior	15'	15'
Rear setback, interior	10'	15'
Coverage (max)		
Accessory structure coverage of rear yard	25%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Rear Setback, interior
The proposed zoning code increases this setback to reduce impact on adjacent properties, since the allowed height for a detached accessory structure is the same as a house.

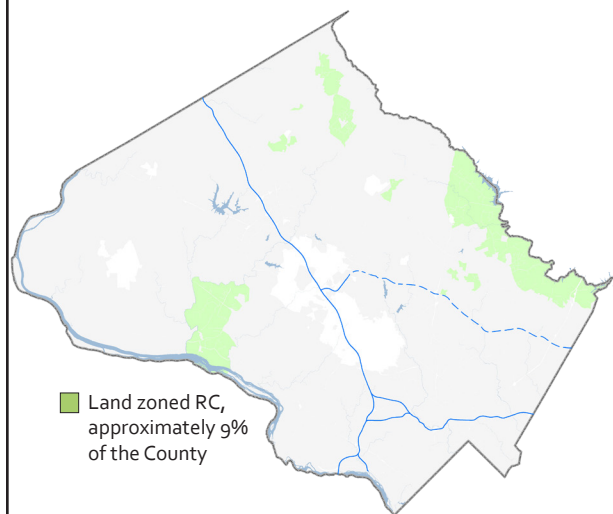
Accessory structure coverage of rear yard
The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the Rural (R) and RC Zoning Comparison fact sheets.

RC (current) to RC (proposed) Zoning Comparison

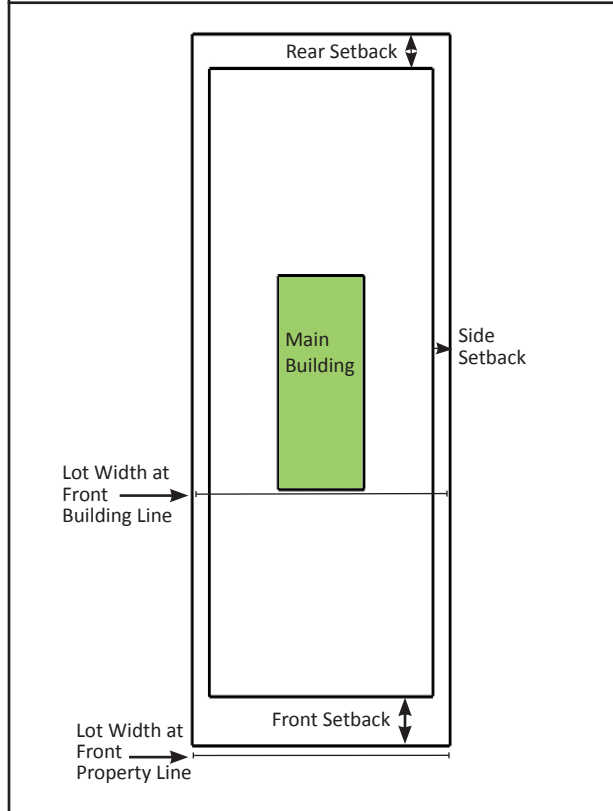
The intent of the proposed Rural Cluster (RC) zone is to provide designated areas in the county for a compatible mixture of agriculture uses and low density residential development, and to protect scenic and environmentally sensitive areas.



Existing development in the RC zone

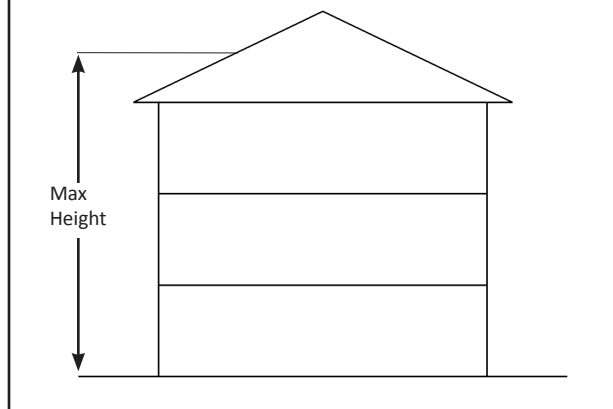


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	RC (current)	RC (proposed)
Lot Area (min)	5 acres	5 acres
Density (units/acre)	1/5	1/5
Lot Width (min)		
At front building line	300'	300'
At front property line	300'	300'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback, interior	20'	20'
Sum of side setback, interior	40'	N/A
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	10%	10%
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Sum of Side Setbacks, Interior
The Sum of Side Setbacks requirement is redundant in this zone.

Accessory Structures

For development standards regarding accessory structures, see Accessory Structures (Rural Zones) Fact Sheet

Accessory Structures: Rural Zones

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	RC (current)	RC (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	50'	50'
Side setback, interior	15'	15'
Rear setback, interior	10'	15'
Coverage (max)		
Accessory structure coverage of rear yard	25%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Rear Setback, interior

The proposed zoning code increases this setback to reduce impact on adjacent properties, since the allowed height for a detached accessory structure is the same as a house.

Accessory structure coverage of rear yard

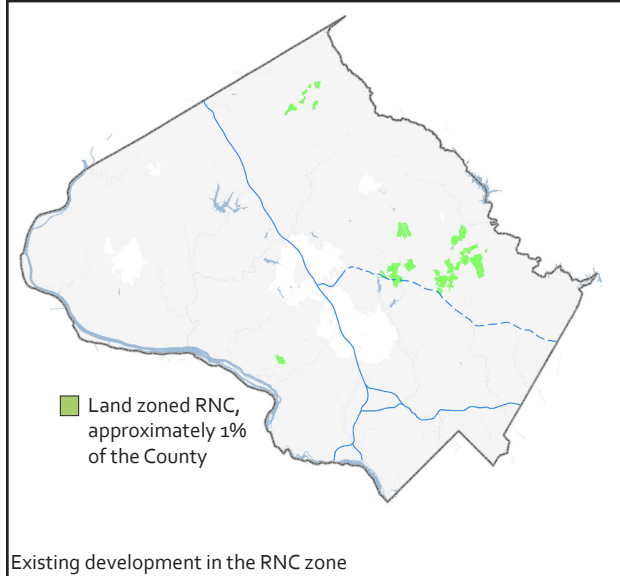
The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

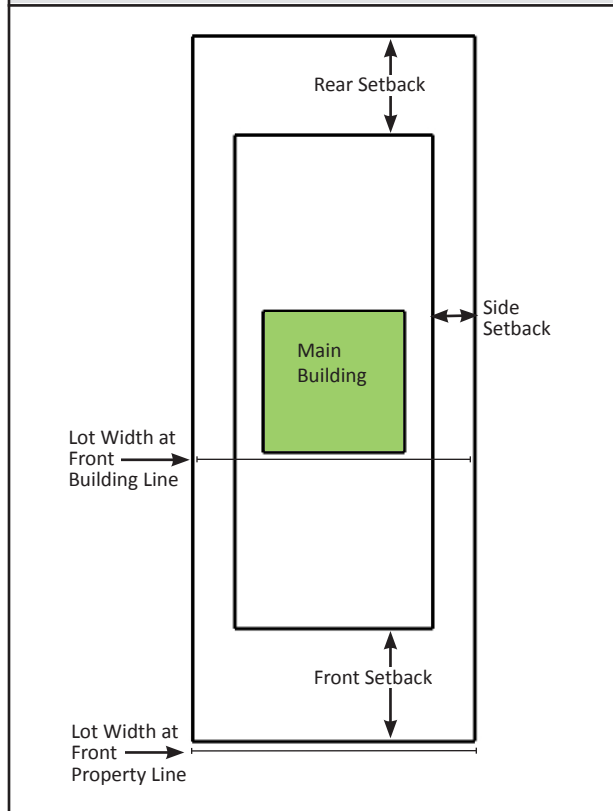
For development standards regarding principal buildings, including density, lot size and coverage, see the Rural (R) and RC Zoning Comparison fact sheets.

RNC_(current) to RNC_(proposed) Zoning Comparison

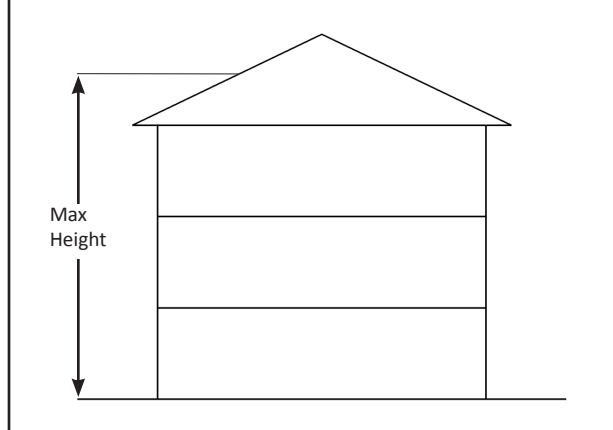
The intent of the proposed Rural Neighborhood Cluster (RNC) zone is to preserve open land, environmentally sensitive natural resources and rural community character through clustering of residential development in the form of small neighborhoods.



Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)
Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	RNC (current)	RNC (proposed)
Lot Area (min)	25,000 sf	25,000 sf
Density (units/acre)	1/5	1/5
Required Rural Open Space (% of property)	60%	60%
Lot Width (min)		
At front building line	100'	100'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	40'	40'
Side street setback	50'	50'
Side setback, interior	15'	15'
Sum of side setback, interior	N/A	N/A
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	10%	10%
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	35'	35'
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RNC) Fact Sheet		

Accessory Structures: RNC Zone

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A.	Placement	RNC	RNC (proposed)
Detached Accessory Structure (min)			
	Front setback	80'	80'
	Side street setback	50'	50'
	Side setback, interior	15'	15'
	Rear setback, interior	10'	15'
Coverage (max)			
	Accessory structure coverage of rear yard	N/A	N/A
B.	Height		
Detached Accessory Structure (max)			
	Overall building height (agricultural buildings are exempt)	N/A	35'

Rationale for Changes Marked in Red

Rear Setback, interior
The proposed zoning code increases this setback to reduce impact on adjacent properties, since the allowed height for a detached accessory structure is the same as a house.

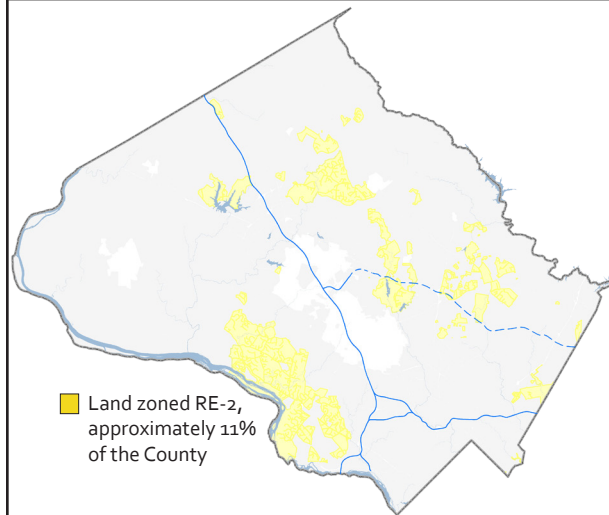
Overall Building Height
The proposed zoning code limits the height of detached accessory structures so that they can be no taller than the principal building.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the RNC Zoning Comparison fact sheet.

RE-2_(current) to RE-2_(proposed) Zoning Comparison

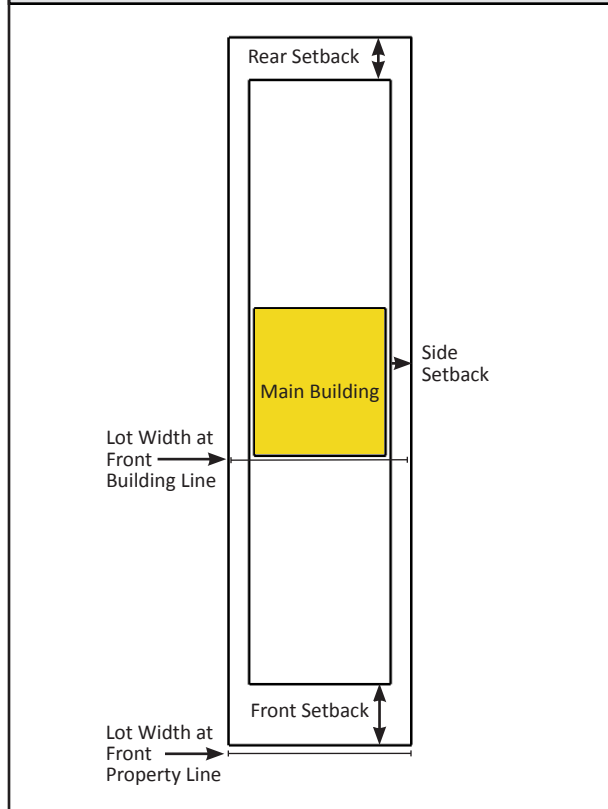
The intent of the proposed Residential Estate (RE) zones is to provide designated areas in the county for large-lot residential purposes.



Existing development in the RE-2 zone

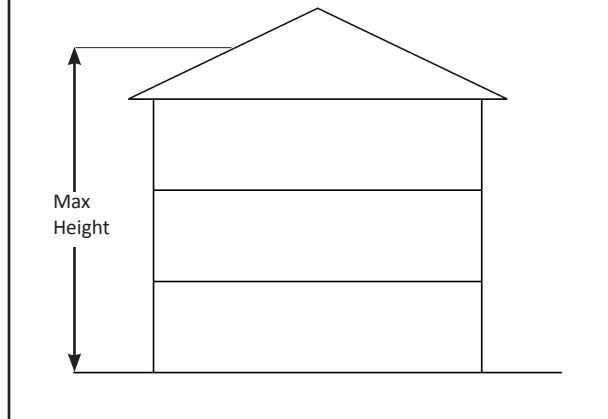


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	RE-2 (current)	RE-2 (proposed)
Lot Area (min)	2 acres	2 acres
Lot Width (min)		
At front building line	150'	150'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	20'	20'
Side setback, interior	17'	17'
Sum of side setbacks, interior	35'	35'
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	25%	15%
C. Height		
Principal Building (max)		
Overall building height	50'	50'
Coverage		
The proposed zoning code rationalizes coverage in the RE-2C zone so that it is more in line with coverage for RE-1 (15%) and the Agricultural and Rural zones (10%).		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RE Zones) Fact Sheet		

Accessory Structures: RE-2 Zones

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	RE-2(current)	RE-2 (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	20'	20'
Side setback, interior	15'	15'
Rear setback, interior	10'	10'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	50'	50'

Rationale for Changes Marked in Red

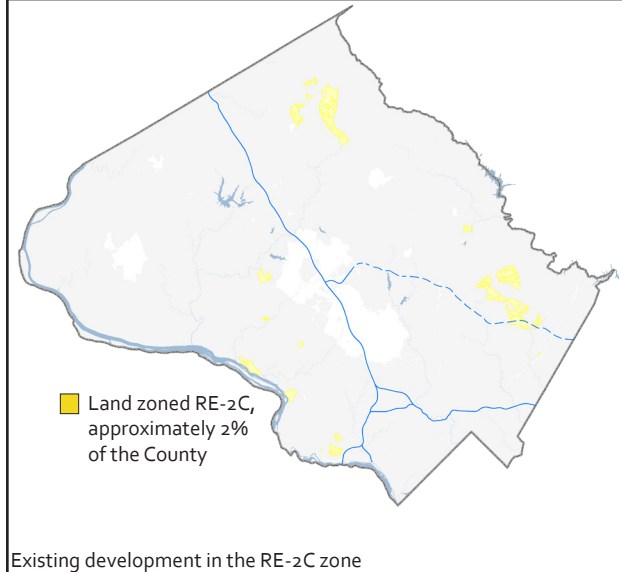
Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

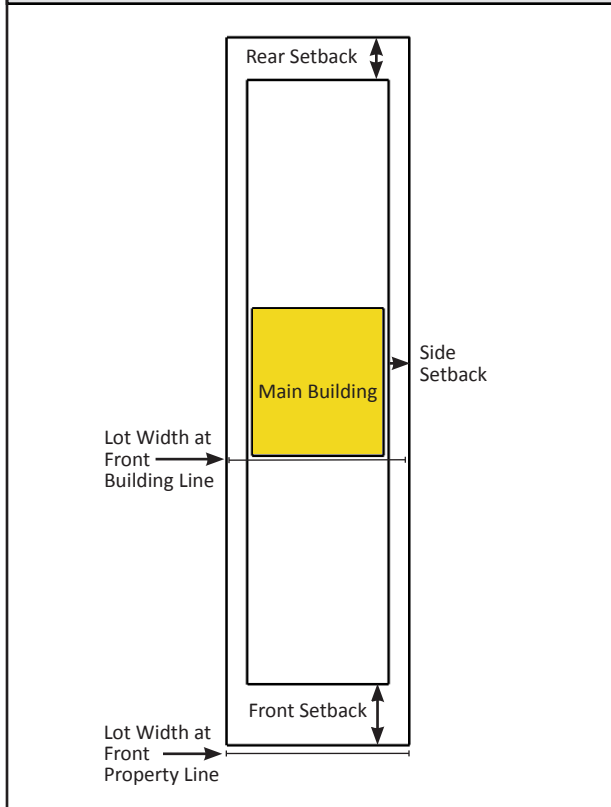
For development standards regarding principal buildings, including density, lot size and coverage, see the RE-2, RE-2C, and RE-1 Zoning Comparison fact sheets.

RE-2C_(current) to RE-2C_(proposed) Zoning Comparison

The intent of the proposed Residential Estate (RE) zones is to provide designated areas in the county for large-lot residential purposes.

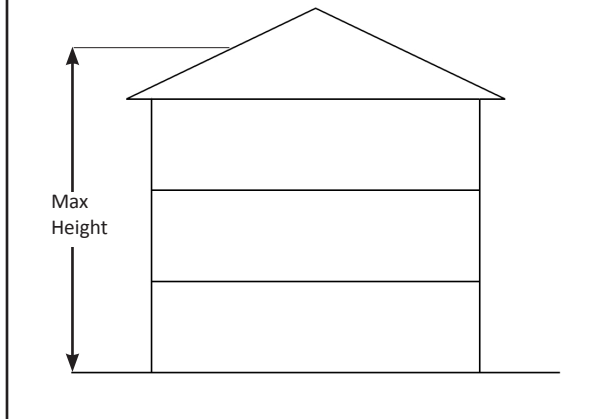


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	RE-2C (current)	RE-2C (proposed)
Lot Area (min)	2 acres	2 acres
Lot Width (min)		
At front building line	150'	150'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	20'	20'
Side setback, interior	17'	17'
Sum of side setbacks, interior	35'	35'
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	25%	15%
C. Height		
Principal Building (max)		
Overall building height	50'	50'
Coverage		
The proposed zoning code rationalizes coverage in the RE-2C zone so that it is more in line with coverage for RE-1 (15%) and the Agricultural and Rural zones (10%).		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RE Zones) Fact Sheet		

Accessory Structures: RE-2C Zones

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

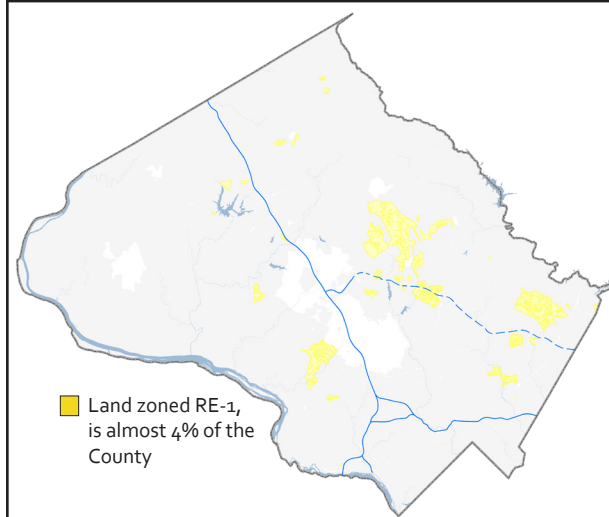
A. Placement	RE-2C (current)	RE-2C (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	20'	20'
Side setback, interior	15'	15'
Rear setback, interior	10'	10'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	50'	50'

Rationale for Changes Marked in Red
 Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards
 For development standards regarding principal buildings, including density, lot size and coverage, see the RE-2, RE-2C, and RE-1 Zoning Comparison fact sheets.

RE-1_(current) to RE-1_(proposed) Zoning Comparison

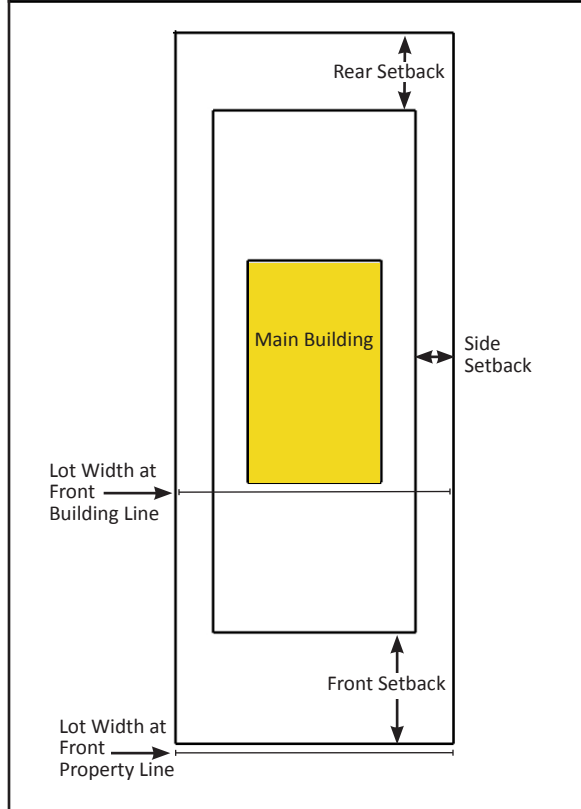
The intent of the proposed Residential Estate (RE) zones is to provide designated areas in the county for large-lot residential purposes.



Existing development in the RE-1 zone

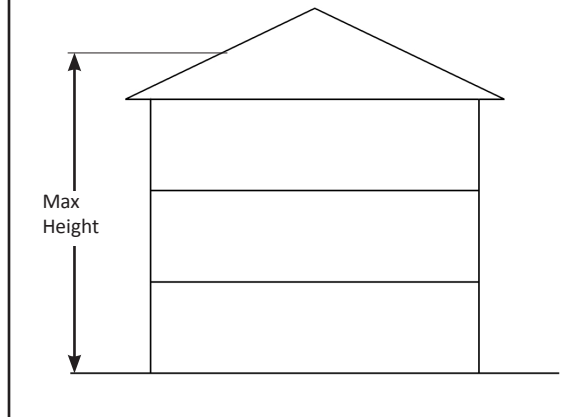


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	RE-1 (current)	RE-1 (proposed)
Lot Area (min)	40,000 sf	40,000 sf
Lot Width (min)		
At front building line	125'	125'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	20'	20'
Side setback, interior	17'	17'
Sum of side setbacks, interior	35'	35'
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	15%	15%
C. Height		
Principal Building (max)		
Overall building height	50'	50'
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RE Zones) Fact Sheet		

Accessory Structures: RE-1 Zones

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	RE-1	RE-1 (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	20'	20'
Side setback, interior	15'	15'
Rear setback, interior	10'	10'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	50'	50'

Rationale for Changes Marked in Red

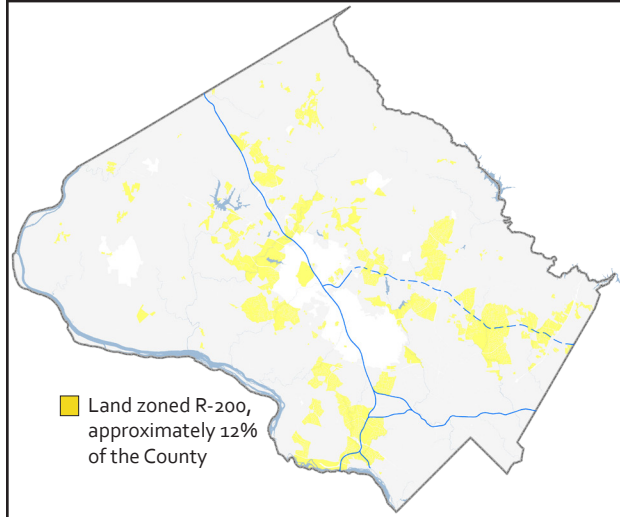
Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

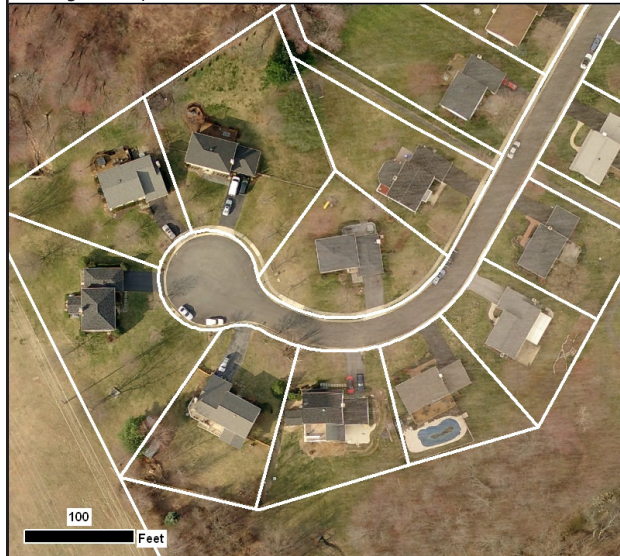
For development standards regarding principal buildings, including density, lot size and coverage, see the RE-2, RE-2C, and RE-1 Zoning Comparison fact sheets.

R-200_(current) to R-200_(proposed) Zoning Comparison

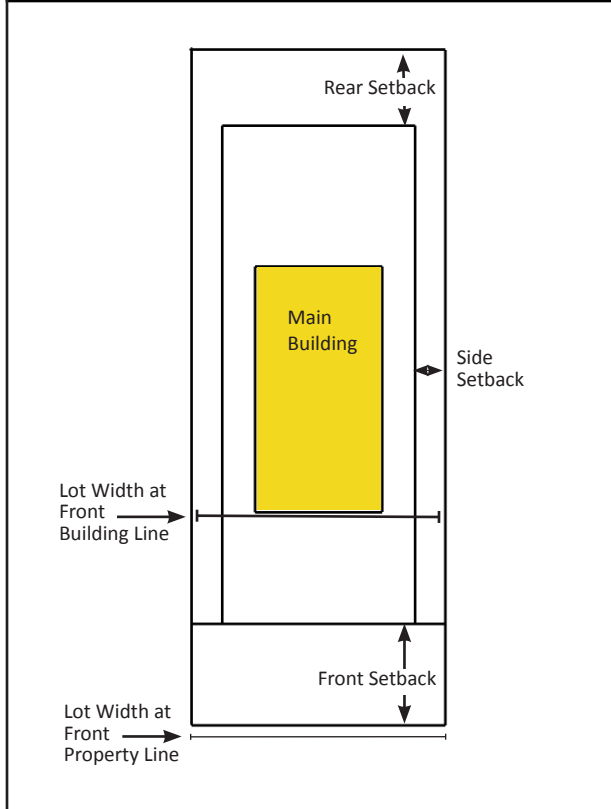
The intent of the proposed residential low density (R-200) zone is to provide designated areas of the county for residential purposes at a density of two units per acre.



Existing development in the R-200 zone

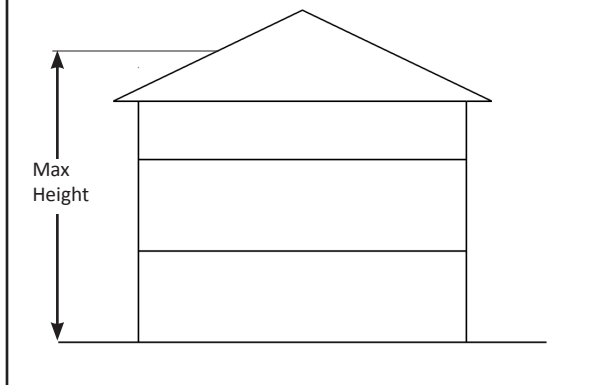


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R-200 (current)	R-200 (proposed)
Lot Area (min)	20,000 sf	20,000 sf
Lot Width (min)		
At front building line	100'	100'
B. Placement		
Principal Building (min)		
Front setback	40'^^	40'^^
Side street setback	15'	15'
Side setback, interior	12'	12'
Sum of side setbacks, interior	25'	25'
Rear setback, interior	30'	30'
Coverage (max)		
All roofed buildings and structures	25%*	25%*
C. Height		
Principal Building (max)		
Measured to highest point of flat roof	35'-50'***	35'-50'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	35'-50'***	35'-50'***
^^ Subject to Established Building Line (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) * ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) apply *** If the lot is the site of a building permit application filed after April 28, 2008, then the maximum building height varies from 35' to 50' depending on the lot area and method of measurement		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (R-200 Zone) Fact Sheet		

Accessory Structures: R-200

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-200 (current)	R-200 (proposed)
Detached Accessory Structure (min)		
Front setback	65'	65'
Side street setback	15'	15'
Side setback, interior	12'	12'
Rear setback, interior	7'	7'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	50'	35'

Rationale for Changes Marked in Red

Accessory structure coverage of rear yard
The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

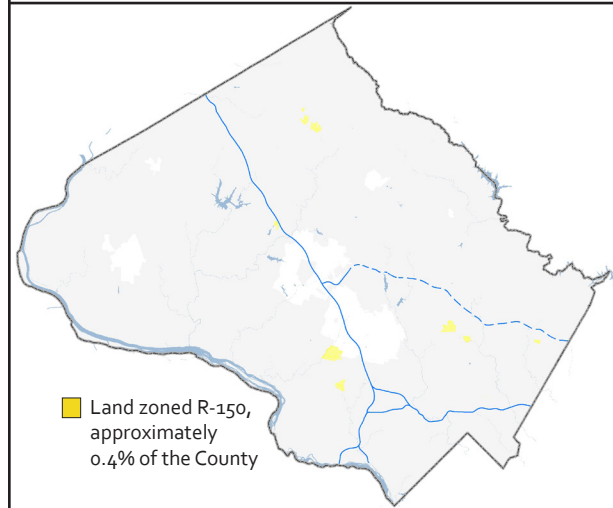
Overall building height
The proposed zoning code reduces the height to prevent accessory structures from being taller than the principal building.

Other Dimensional Standards

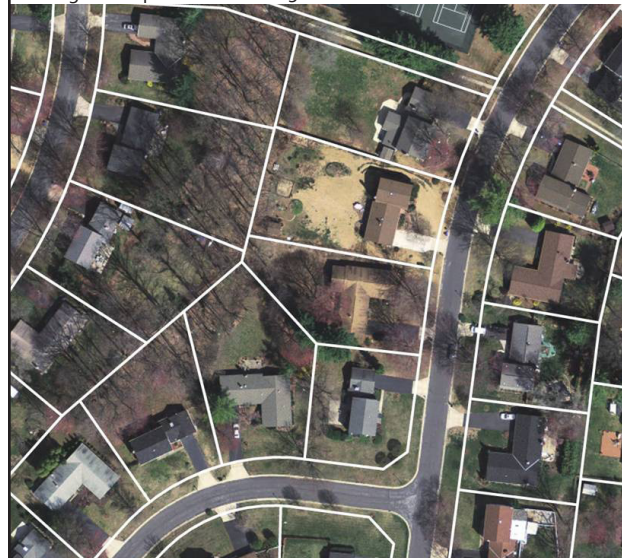
For development standards regarding principal buildings, including density, lot size and coverage, see the R-200 and R-150 Zoning Comparison fact sheet.

R-150 to R-200 Zoning Comparison

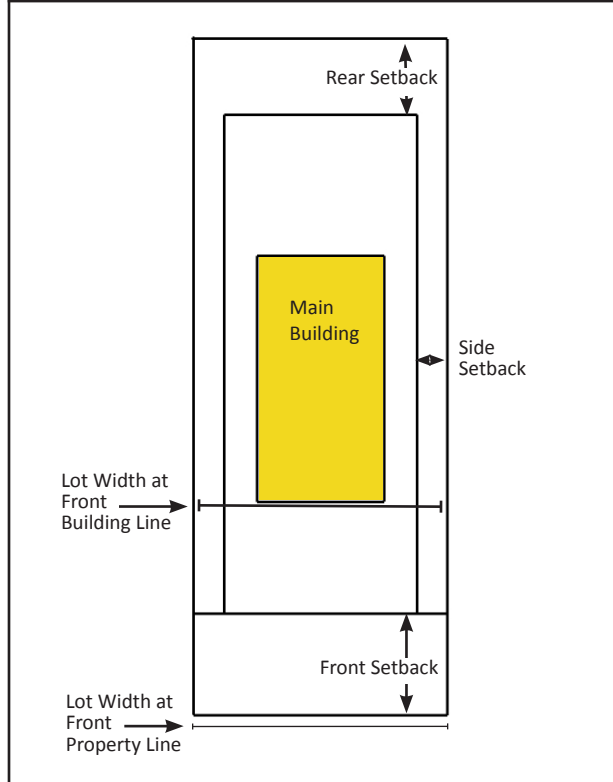
The intent of the residential low density (R-200) zone is to provide designated areas of the county for residential purposes at a density of two units per acre.



Existing development in the R-150 zone

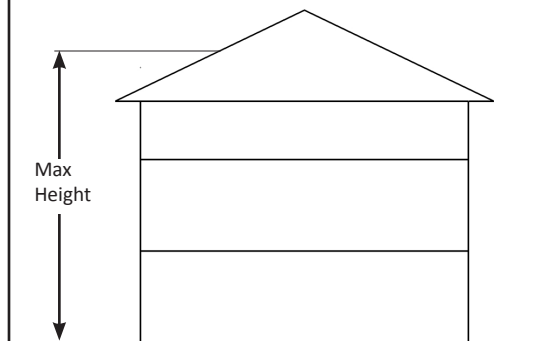


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R-150	R-200
Lot Area (min)	20,000 sf	20,000 sf
Lot Width (min)		
At front building line	100'	100'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	40'^^	40'^^
Side street setback	15'	15'
Side setback, interior	12'	12'
Sum of side setback, interior	25'	25'
Rear setback, interior	30'	30'
Coverage (max)		
All roofed buildings and structures	25%	25%*
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	50'	35'-50'*
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	50'	35'-50'*
^^ Subject to Established Building Line (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5)		
* ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) apply		
** If the lot is the site of a building permit application filed after April 28, 2008, then the maximum building height varies from 35' to 50' depending on the lot area and method of measurement		
Rationale for Changes Marked in Red		
Coverage The proposed zoning code is consolidating the R-150 and R-200 into the R-200 zone, which is subject to Residential Infill Compatibility standards.		
Overall Building Height The proposed zoning code is consolidating the R-150 and R-200 into the R-200 zone.		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (R-200 & R-150 Zones) Fact Sheet		

Accessory Structures: R-150

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-150 (current)	R-200 (proposed)
Detached Accessory Structure (min)		
Front setback	65'	65'
Side street setback	15'	15'
Side setback, interior	12'	12'
Rear setback, interior	7'	7'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	50'	35'

Rationale for Changes Marked in Red

Accessory structure coverage of rear yard
The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

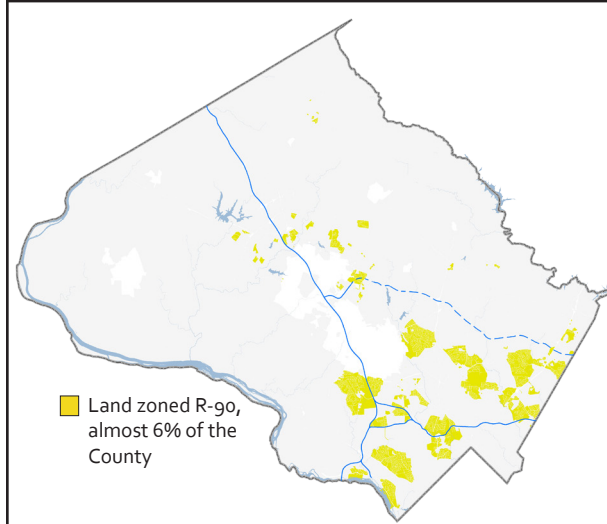
Overall building height
The proposed zoning code reduces the height to prevent accessory structures from being taller than the principal building.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-200 and R-150 Zoning Comparison fact sheet.

R-90_(current) to R-90_(proposed) Zoning Comparison

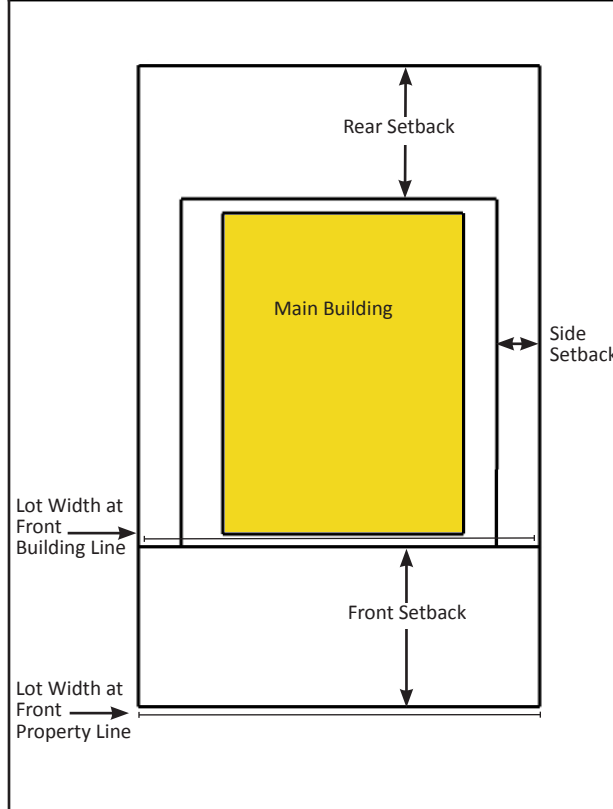
The intent of the proposed residential medium density (R-90) zone is to provide designated areas of the county for moderate density residential purposes. The dominant use is residential in a detached house.



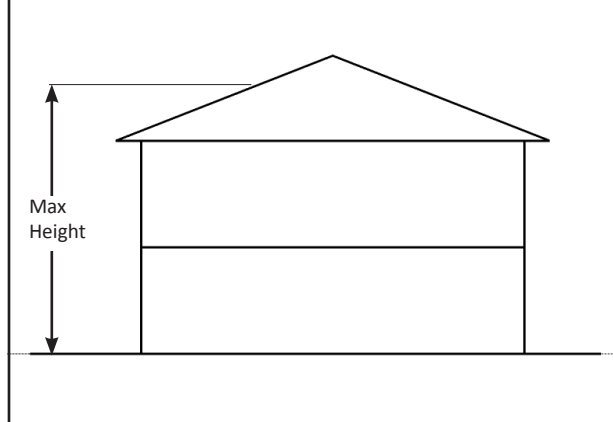
Existing development in the R-90 zone



Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)
Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R-90 (current)	R-90 (proposed)
Lot Area (min)	9,000 sf	9,000 sf
Lot Width (min)		
At front building line	75'	75'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	30'^^	30'^^
Side street setback	15'	15'
Side setback, interior	8'	8'
Sum of side setbacks, interior	25'	25'
Rear setback, interior	25'	25'
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	35'^**	35'^**
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'^**	30'^**

Accessory Structures
For development standards regarding accessory structures, see Accessory Structures (R-90) Fact Sheet

Accessory Structures: R-90

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-90 (current)	R-90 (proposed)
Detached Accessory Structure (min)		
Front setback	60'	60'
Side street setback	15'	15'
Side setback, interior	5'	5'
Rear setback, interior	5'	5'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	20'	20'

Rationale for Changes Marked in Red

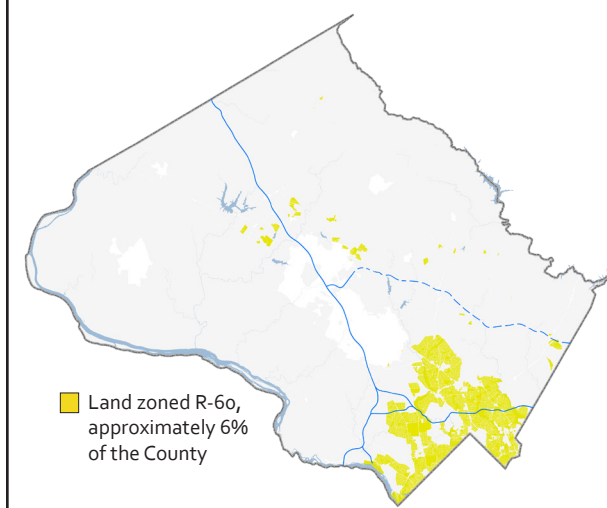
Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-90 Zoning Comparison fact sheets.

R-60_(current) to R-60_(proposed) Zoning Comparison

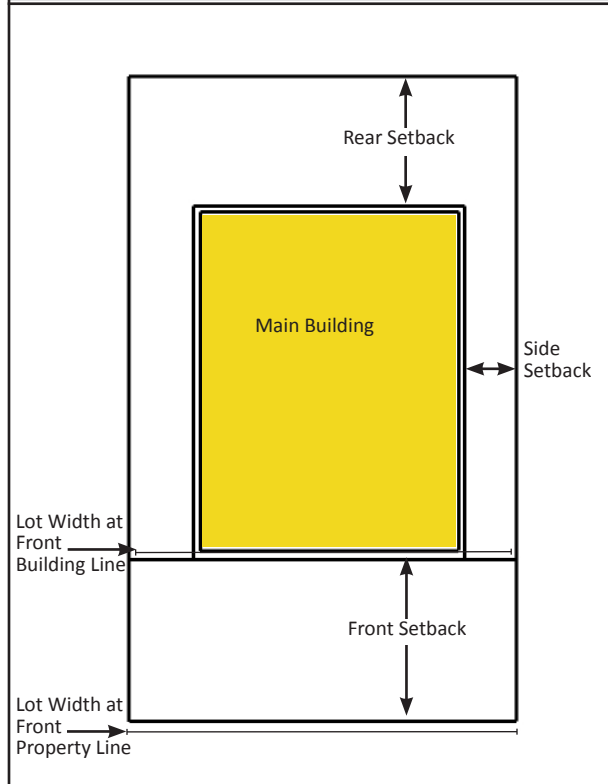
The intent of the proposed residential medium density (R-60) zone is to provide designated areas of the county for moderate density residential purposes. The dominant use is residential in a detached house.



Existing development in the R-60 zone

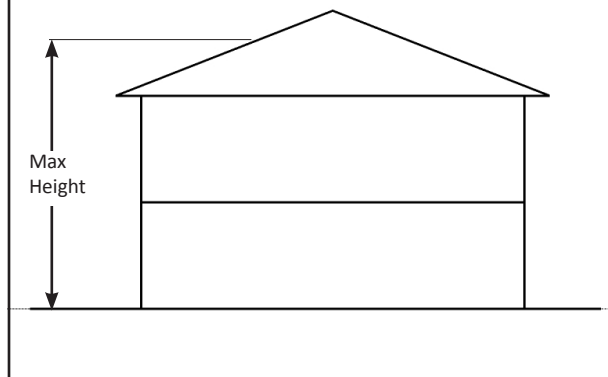


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R-60 (current)	R-60 (proposed)
Lot Area (min)	6,000 sf	6,000 sf
Lot Width (min)		
At front building line	60'	60'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	25'^^	25'^^
Side street setback	15'	15'
Side setback, interior	8'	8'
Sum of side setbacks, interior	18'	18'
Rear setback, interior	20'	20'
Coverage (max)		
All roofed buildings and structures	35%*	35%*
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	35%**	35%**
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30%**	30%**
^^ Subject to Established Building Line (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) * ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) apply ** 40' if approved by Planning Board through site plan		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (R-60 & R-40) Fact Sheet		

Accessory Structures: R-60

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-60 (current)	R-60 (proposed)
Detached Accessory Structure (min)		
Front setback	60'	60'
Side street setback	15'	15'
Side setback, interior	5'	5'
Rear setback, interior	5'	5'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	20'	20'

Rationale for Changes Marked in Red

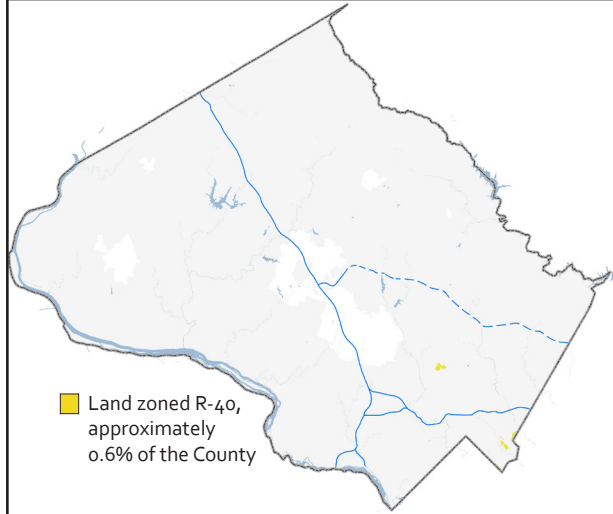
Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

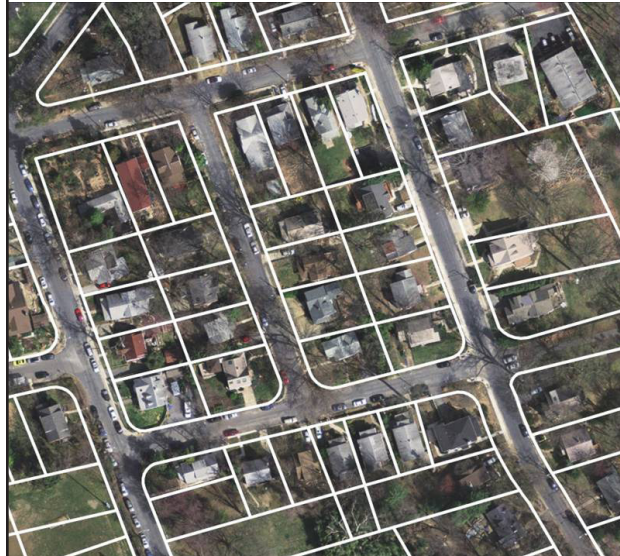
For development standards regarding principal buildings, including density, lot size and coverage, see the R-60 Zoning Comparison fact sheet.

R-40_(current) to R-40_(proposed) Zoning Comparison

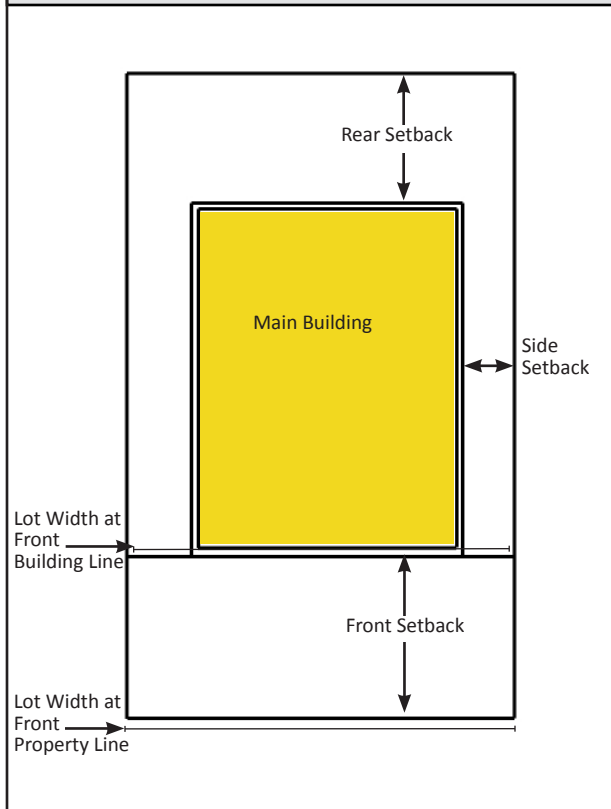
The intent of the proposed residential medium density (R-40) zone is to provide designated areas of the county for moderate density residential purposes. The dominant use is residential in a detached house.



Existing development in the R-40 zone

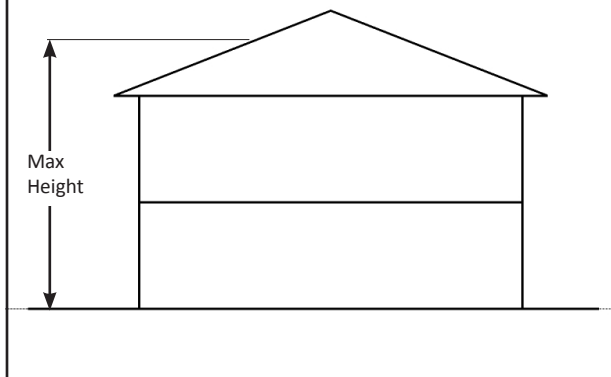


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.

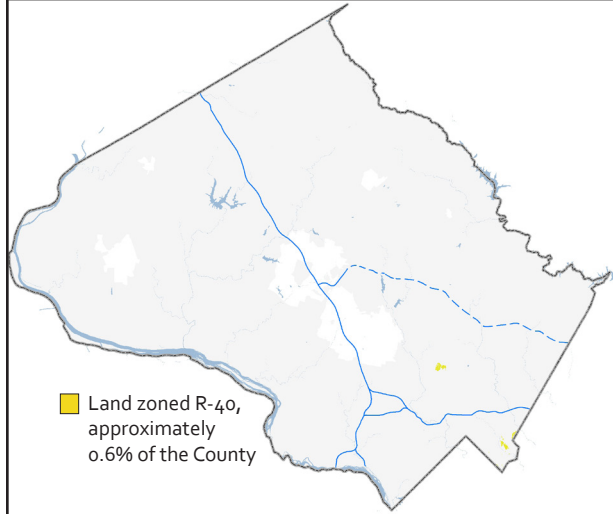


Standard Method of Development for Detached House Building Type

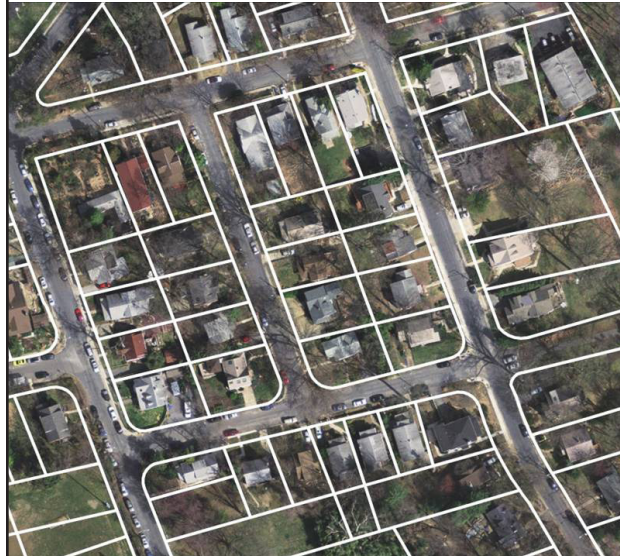
A. Lot	R-40 ¹ (current)	R-40 (proposed)
Lot Area (min)	6,000 sf	6,000 sf
Lot Width (min)		
At front building line	60'	60'
B. Placement		
Principal Building (min)		
Front setback	25' [^]	25' [^]
Side street setback	15'	15'
Side setback, interior	8'	8'
Sum of side setbacks, interior	18'	18'
Rear setback, interior	20'	20'
Coverage (max)		
All roofed buildings and structures	35%*	35%*
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	35' ^{**}	35' ^{**}
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30' ^{**}	30' ^{**}
¹ When constructing a detached house in R-40, development standards are to comply with all the requirements of R-60 [^] Subject to Established Building Line (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) * ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5) apply ** 40' if approved by Planning Board through site plan		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures R-40 Fact Sheet		

R-40_(current) to R-40_(proposed) Zoning Comparison

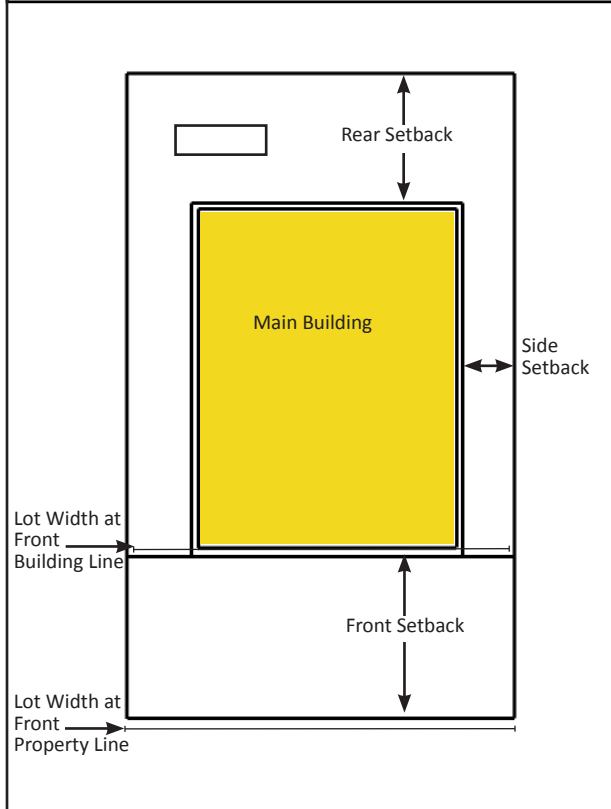
The intent of the proposed residential medium density (R-40) zone is to provide designated areas of the county for moderate density residential purposes. The dominant use is residential in a detached house.



Existing development in the R-40 zone

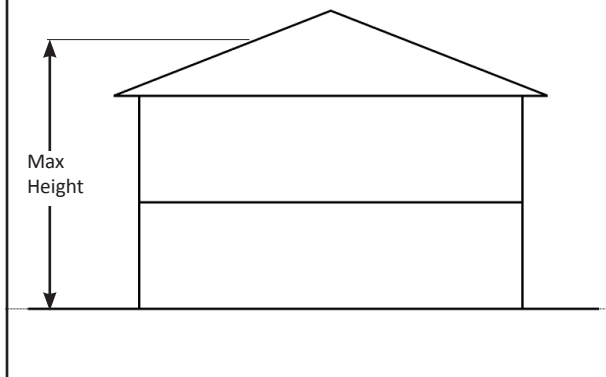


Illustrative Depiction of Standards for Duplex House Building Type



Side Section of Structure (Main Building)

Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Duplex House Building Type

A. Lot	R-40 (side) Current	R-40 (over) Current	R-40 (side) Proposed	R-40 (over) Proposed
Lot Area (min)	4,000 sf	8,000 sf	4,000 sf	8,000 sf
Lot Width (min)				
At front building line	40'	80'	40'	80'
At front property line	N/A	N/A	10'	25'
B. Placement				
Principal Building (min)				
Front setback	25'	25'	25'	25'
Side street setback	15'	15'	15'	15'
Side setback, interior	10'	10'	10'	10'
Sum of side setbacks, interior	N/A	N/A	N/A	N/A
Rear setback, interior	20'	20'	20'	20'
Coverage (max)				
All roofed buildings and structures	40%	40%	40%	40%
C. Height				
Principal Building (max)				
Measured to highest point of a flat roof	35 ^{**}	35 ^{**}	35'	35'
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	35 ^{**}	35 ^{**}	35'	35'
** 40' if approved by Planning Board through site plan				
Rationale for Changes Marked in Red				
Lot Width at Front Property Line The proposed zoning code adds this requirement for consistency and guidance.				
Accessory Structures				
For development standards regarding accessory structures, see Accessory Structures R-40 Fact Sheet				

Accessory Structures: R-40

Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-40 (current)	R-40 (proposed)
Detached Accessory Structure (min)		
Front setback	60'	60'
Side street setback	15'	15'
Side setback, interior	5'	5'
Rear setback, interior	5'	5'
Rear setback, alley	N/A	N/A
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height	20'	20'

Rationale for Changes Marked in Red

Accessory structure coverage of rear yard
 The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-40 Zoning Comparison fact sheet.