

Attachment 2
Comparative Development Standards

A Comparison of Development Standards in the Low Density Residential Zones

	RE-1	RE-1 Cluster Option	RE-2	RE-2C Optional Method	Rural	Rural Cluster	RNC Optional Method
Minimum tract area	None	50 acres	None	50 acres	None	None	10 acres
Development Option	Option 1		Option 1	Option 2			
Minimum net lot area for one-family detached dwelling	40,000 sq. ft.	15,000 sq. ft.	87,120 sq. ft.	25,000 sq. ft.	5 acres	40,000 sq. ft.	4,000 sq. ft.
Density of development	1 du per acre; 0.9 du per acre average	1 du per acre;	0.5 du per acre; 0.4 du per acre average	0.4 du per acre	1 du per 5 acres	1 du per 5 acres	Not to exceed 1 du per acre; recommended in master plan
Community water service?	Available; should conform to master plan, be "orderly and logical;" water without sewer must protect surface and ground waters	Required	Available; should conform to master plan, be "orderly and logical;" water without sewer must protect surface and ground waters	Required	Not available	Available, when cluster development approved in subdivision plan	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots
Community sewer service?	Discouraged by Ten-Year Plan; local master plans may recommend exceptions to policy	Required	Discouraged by Ten-Year Plan; local master plans may recommend exceptions to policy	Available; master plan must recommend development with water but not sewer; resulting development must connect to water and meet septic guidelines	Not available	Not available	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots
Maximum percentage of net lot area that may be covered by buildings	15	Not applicable	25	Not applicable	10	10	35
Open space requirements	None; negotiations during development process may result in land dedication or creation of easements	Open space created by allowing flexibility in lot layout and size; developer must describe open space procedures and methods	None; negotiations during development process may result in land dedication or creation of easements	Open space created by allowing flexibility in lot layout and size; developer must describe open space procedures and methods	None; negotiations during development process may result in land dedication or creation of easements	Intent of zone is that 60 percent of property be in open space or agricultural use	Rural open space must comprise contiguous areas between 65 percent and 85 percent of the tract area
Minimum lot width	125 feet at front building line; 25 feet at street line	25 feet at street line	150 feet at front building line; 25 feet at street line	25 feet at street line	300 feet at front building line; 25 feet at street line	125 feet at front building line; 25 feet at street line	25 feet at street line
Minimum setback from street	50 feet	No dwelling unit can be nearer to any lot line than 15 feet	50 feet	No dwelling unit can be nearer to any lot line than 15 feet	None	50 feet	15 feet
Lot setbacks	17 feet from any side; 35 feet total on both sides; 35 feet rear		17 feet from any side; 35 feet total on both sides; 35 feet rear		20 feet from any side; 40 feet total on both sides; 35 feet rear	17 feet from any side; 35 feet total on both sides; 35 feet rear	8-foot side yard required; no rear yard less than 30 feet

A Comparison of Development Standards

Development Option	RE-1 Cluster Option	RE-1 MPDU	RE-2C Optional Method Option 2	RE-2C MPDU Option 3, 3a	RNC Optional Method	RNC MPDU Option 4
Minimum tract area	50 acres	None	50 acres	None	10 acres	10 acres
Minimum net lot area for one-family detached dwelling	15,000 sq. ft.	10,000 sq. ft. (5,000 sq. ft. for semi-detached)	25,000 sq. ft.	15,000 sq. ft. (7,500 sq. ft. for semi-detached)	4,000 sq. ft.	4,000 sq. ft. (3,500 sq. ft. for semi-detached)
Density of development	1 du per acre;	1.22 du per acre	0.4 du per acre	0.48 du per acre	Not to exceed 1 du per acre; recommended in master plan	Not to exceed 1 du per acre; recommended in master plan
Community water service?	Required	Required	Required	Required	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots
Community sewer service?	Required	Required	Available; master plan must recommend cluster development with water but not sewer; resulting development must connect to water and meet septic guidelines	Required	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots	Required, unless subdivision process demonstrates efficacy of limited number of well and septic lots
Maximum percentage of net lot area that may be covered by buildings	Not applicable	Not applicable	Not applicable	Not applicable	35	35 feet for a one-family detached dwelling unit
Open space requirements	Open space created by allowing flexibility in lot layout and size; developer must describe open space procedures and methods	None; if open space is provided, methods of assuring common use must be shown	Open space created by allowing flexibility in lot layout and size; developer must describe open space procedures and methods	None; if open space is provided, methods of assuring common use must be shown	Rural open space must comprise contiguous areas between 65 percent and 85 percent of the tract area	Rural open space must comprise contiguous areas between 65 percent and 85 percent of the tract area
Minimum lot width	25 feet at street line	25 feet at street line	25 feet at street line	25 feet at street line	25 feet at street line	25 feet at street line (one-family detached)
Minimum setback from street	No dwelling unit can be nearer to any lot line than 15 feet	35 feet	No dwelling unit can be nearer to any lot line than 15 feet	35 feet	15 feet	15 feet
Lot setbacks	No dwelling unit can be nearer to any lot line than 15 feet	No rear yard can be less than 35 feet from lot line	No rear yard can be less than 35 feet from lot line	No rear yard can be less than 35 feet from lot line	8-foot side yard required; no rear yard less than 30 feet	8-foot side yard required; no rear yard less than 30 feet