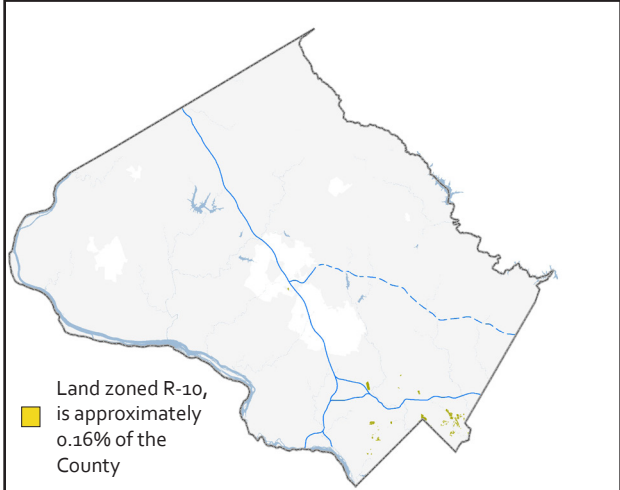


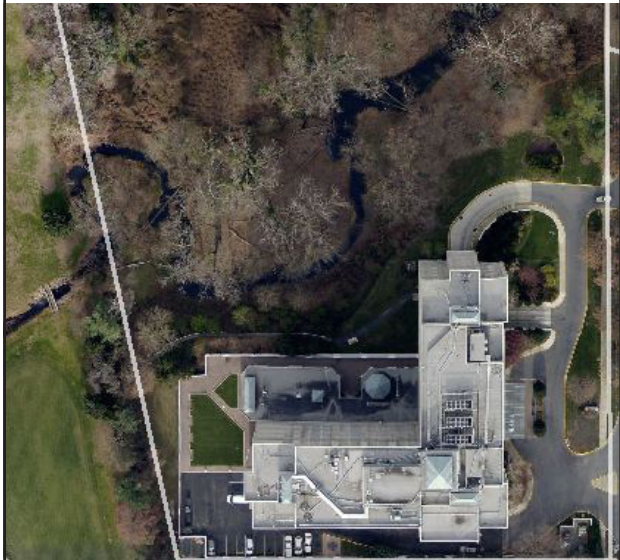
R-10

Residential Multi-Unit High Density Zone

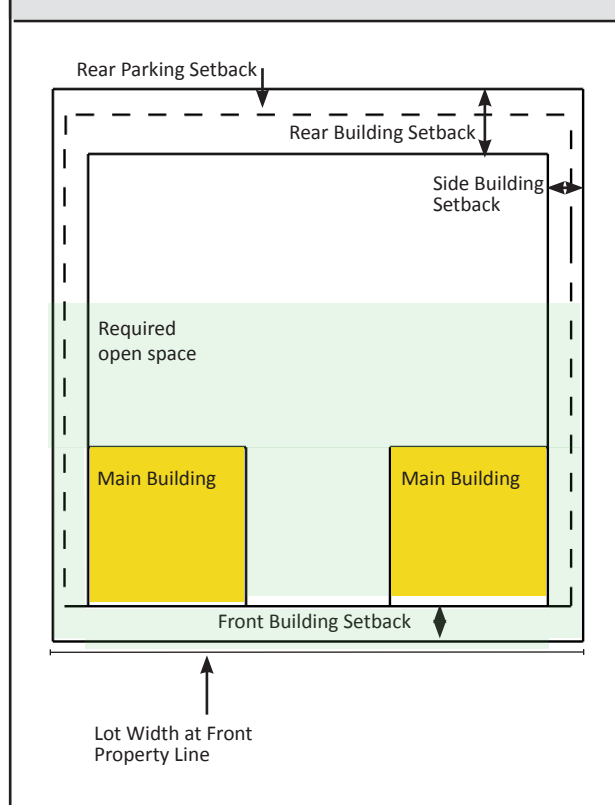
The intent of the R-10 zone is to provide designated areas of the County for higher density, multi-unit residential uses. The predominant use is residential in an apartment building, although detached house, duplex, and townhouse building types are allowed.



Existing development in the R-10 Zone

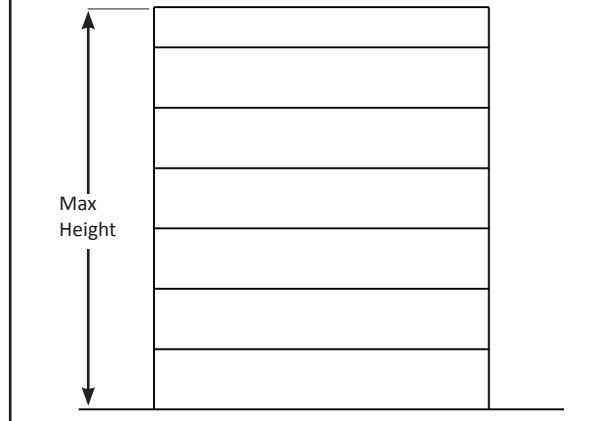


Illustrative Depiction of Standards for Apartment Building Type



Side Section of Structure (Main Building)

Height is 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 Apartment Building Type

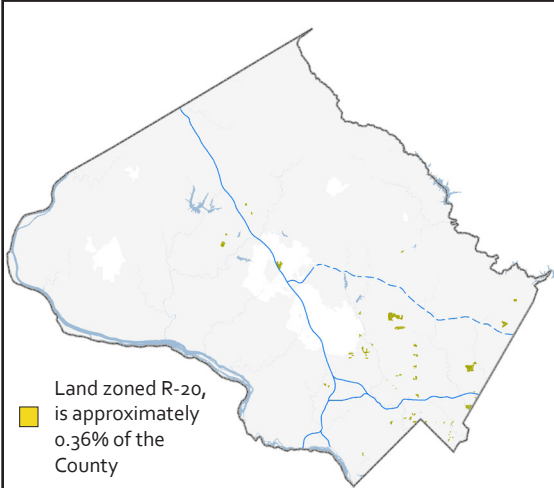
A. Site	R-10
Site area per unit (min)	1,000 sf
Density (max) (units/acre)	43.50 u/a
Open space (min) (% of site)	50%
B. Lot	
Lot area (min)	20,000 sf
Lot width at front building line (min)	100'
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	30'
Side street setback	10'
Side setback	10**
Rear setback	30**
Rear setback, alley	4'
Parking Setbacks (min)	
Front setback	30'
Side street setback	10'
Side setback	10'
Rear setback	10'
Rear setback, alley	0'
Coverage (max)	
All roofed buildings and structures	12%
D. Height	
Principal Building (max)	
Overall building height	100'

* If lot abuts an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, setback compatibility requirements apply (see Section 4.1.8)

R-20

Residential Multi-Unit Medium Density Zone

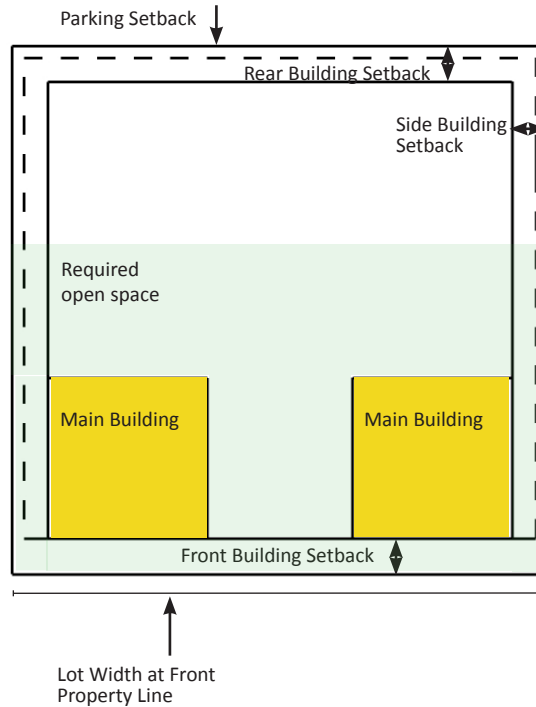
The intent of the R-20 zone is to provide designated areas of the County for higher density, multi-unit residential uses. The predominant use is residential in an apartment building, although detached house, duplex, and townhouse building types are allowed.



Existing development in the R-20 Zone

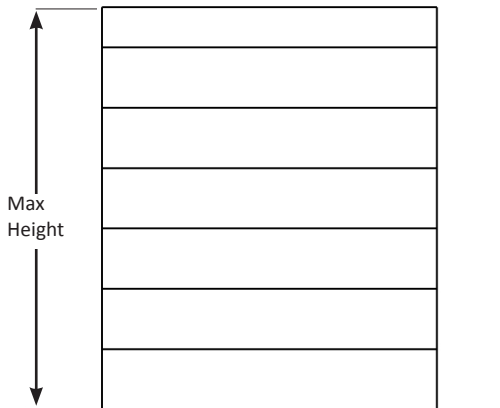


Illustrative Depiction of Standards for Apartment Building Type



Side Section of Structure (Main Building)

Height is 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 Apartment Building Type

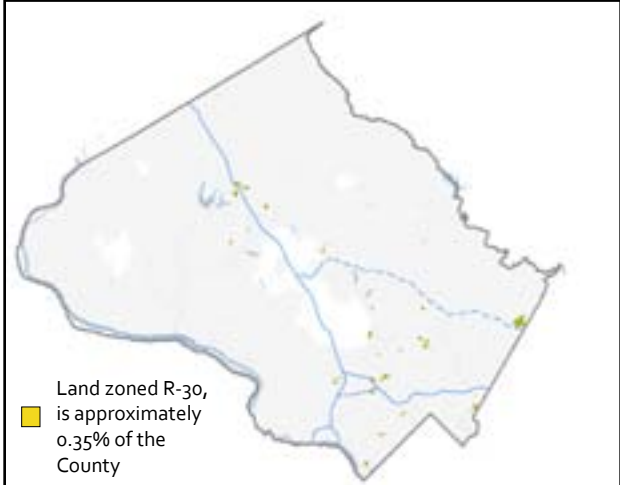
A. Site	R-20
Site area per unit (min)	2,000 sf
Density (max) (units/acre)	21.70 u/a
Open space (min) (% of site)	60%
B. Lot	
Lot area (min)	16,000 sf
Lot width at front building line (min)	85'
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	30'
Side street setback	10'
Side setback	10'*
Rear setback	30'*
Rear setback, alley	4'
Parking Setbacks (min)	
Front setback	30'
Side street setback	10'
Side setback	10'
Rear setback	10'
Rear setback, alley	0'
Coverage (max)	
All roofed buildings and structures	18%
D. Height	
Principal Building (max)	
Overall building height	80'

* If lot abuts an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, setback compatibility requirements apply (see Section 4.1.8)

R-30

Residential Multi-Unit Low Density Zone

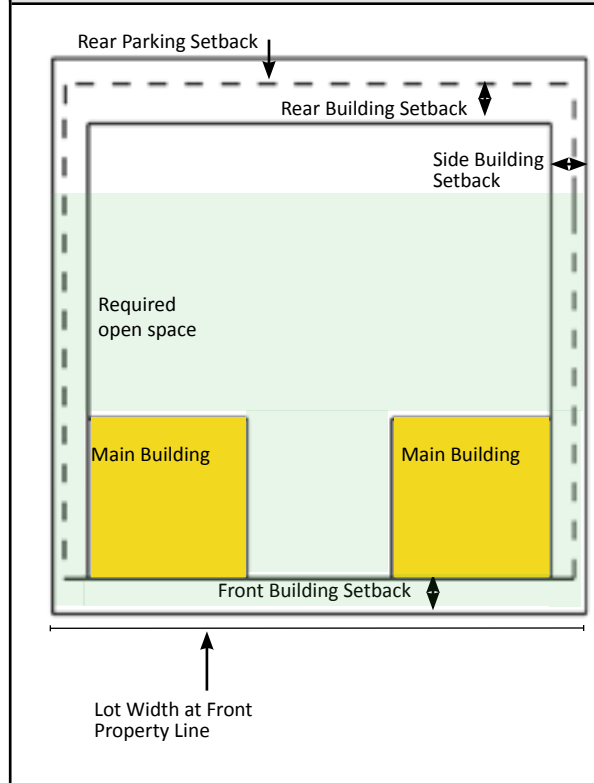
The intent of the R-30 zone is to provide designated areas of the County for higher density, multi-unit residential uses. The predominant use is residential in an apartment building, although detached house, duplex, and townhouse building types are allowed.



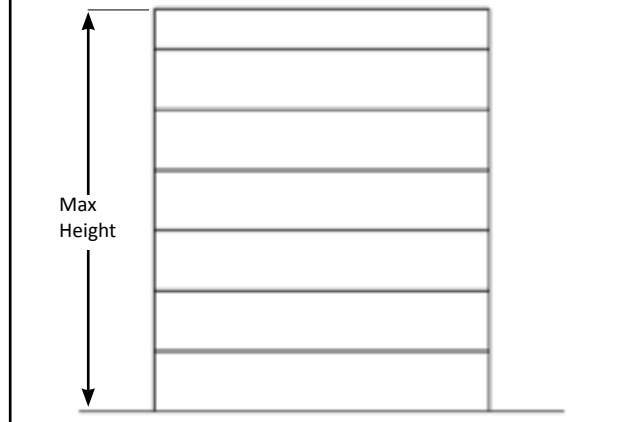
Existing development in the R-30 Zone



Illustrative Depiction of Standards for Apartment Building Type



Side Section of Structure (Main Building)
 Height is 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 Apartment Building Type

A. Site	R-30
Site area per unit (min)	3,000 sf
Density (max) (units/acre)	14.5 u/a
Open space (min) (% of site)	65%
B. Lot	
Lot area (min)	12,000 sf
Lot width at front building line (min)	75'
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	30'
Side street setback	10'
Side setback	10**
Rear setback	30**
Rear setback, alley	4'
Parking Setbacks (min)	
Front setback	30'
Side street setback	10'
Side setback	10'
Rear setback	10'
Rear setback, alley	0'
Coverage (max)	
All roofed buildings and structures	18%
D. Height	
Principal Building (max)	
Overall building height	35'

* If lot abuts an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, setback compatibility requirements apply (see Section 4.1.8)

TMD

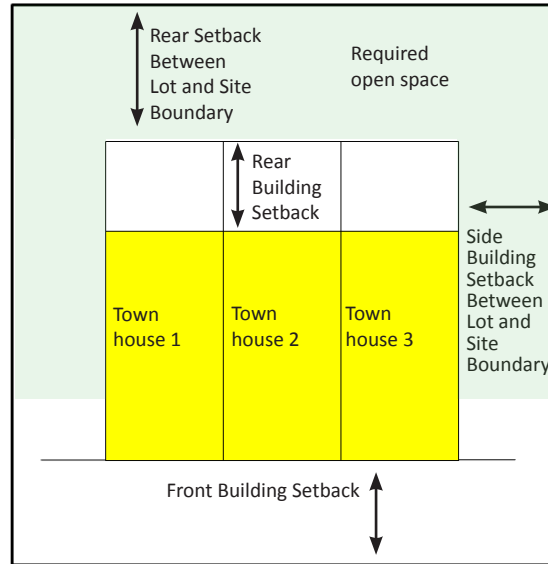
Townhouse Medium Density Zone

The intent of the TMD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the TMD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

Existing development with a similar density

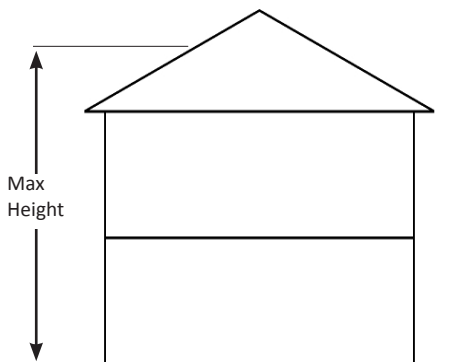


Illustrative Depiction of Standards for Townhouse Building Type



Side Section of Structure (Main Building)

Height is 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 Townhouse Building Type

A. Site	TMD
Site area per unit (min)	3,600 sf
Density (max) (units/acre)	12.10 u/a
Open space (min) (% of site)	45%
B. Lot	
Lot area (min)	1,400 sf
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	20'
Side street setback	15'
Side setback, end unit	4'
Side setback between lot and site boundary	8'
Rear setback	20'
Rear setback between lot and site boundary	20'
Site Coverage (max)	
All roofed buildings and structures (including accessory structures)	35%
D. Height	
Principal Building (max)	
Overall building height	40'

Standard Method of Development for Detached Accessory Structure

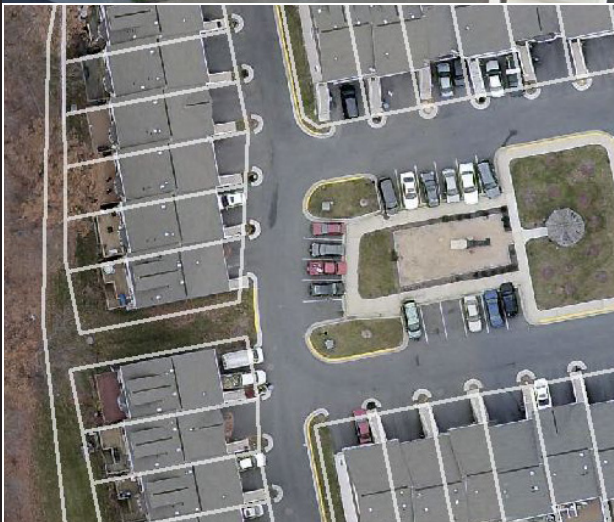
A. Placement	
Building & Structure Setbacks (min)	
Front setback, behind front building line	10'
Side street setback	15'
Side setback	4'
Rear setback	0'
B. Height	
Detached Accessory Structure (max)	
Overall building height	25'

TLD

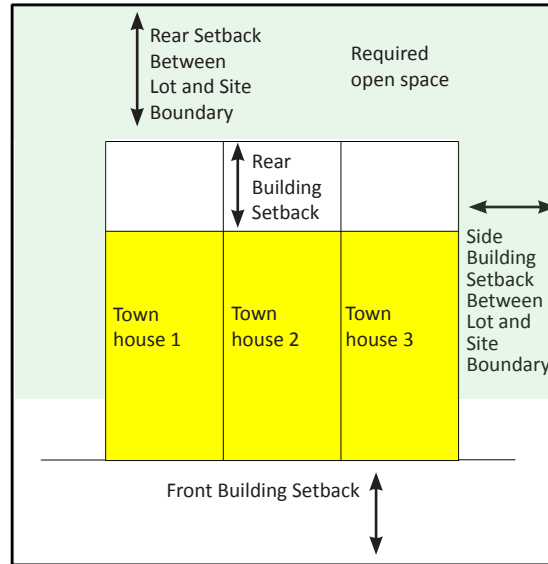
Townhouse Low Density Zone

The intent of the TLD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the TLD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

Existing development with a similar density

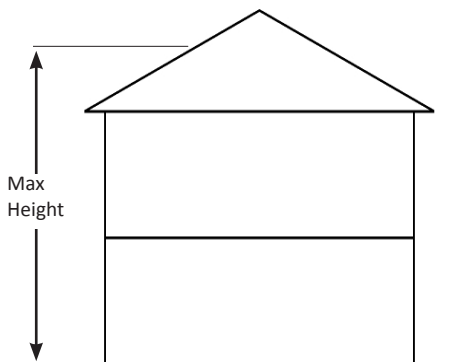


Illustrative Depiction of Standards for Townhouse Building Type



Side Section of Structure (Main Building)

Height is 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 Townhouse Building Type

A. Site	TLD
Site area per unit (min)	4,800 sf
Density (max) (units/acre)	9.07 u/a
Open space (min) (% of site)	50%
B. Lot	
Lot area (min)	1,600 sf
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	20'
Side street setback	15'
Side setback, end unit	4'
Side setback between lot and site boundary	8'
Rear setback	20'
Rear setback between lot and site boundary	20'
Site Coverage (max)	
All roofed buildings and structures (including accessory structures)	35%
D. Height	
Principal Building (max)	
Overall building height	40'

Standard Method of Development for Detached Accessory Structure

A. Placement	
Building & Structure Setbacks (min)	
Front setback, behind front building line	10'
Side street setback	15'
Side setback	4'
Rear setback	0'
B. Height	
Detached Accessory Structure (max)	
Overall building height	25'

THD

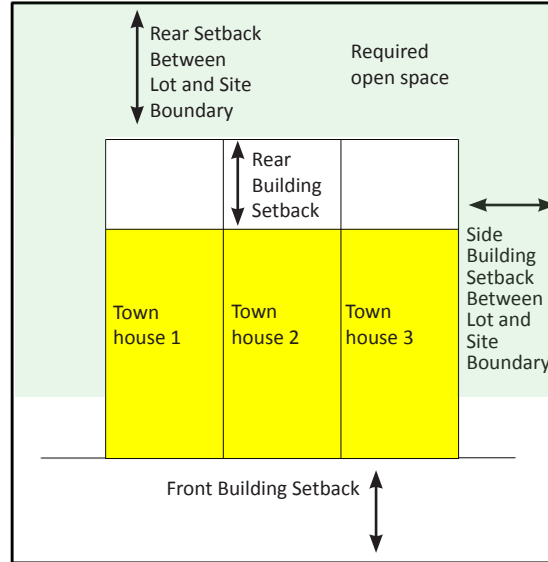
Townhouse High Density Zone

The intent of the THD zone is to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. It is also the intent of the THD zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones.

Existing development with a similar density

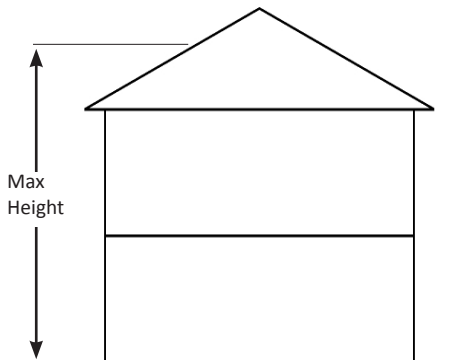


Illustrative Depiction of Standards for Townhouse Building Type



Side Section of Structure (Main Building)

Height is 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 Townhouse Building Type

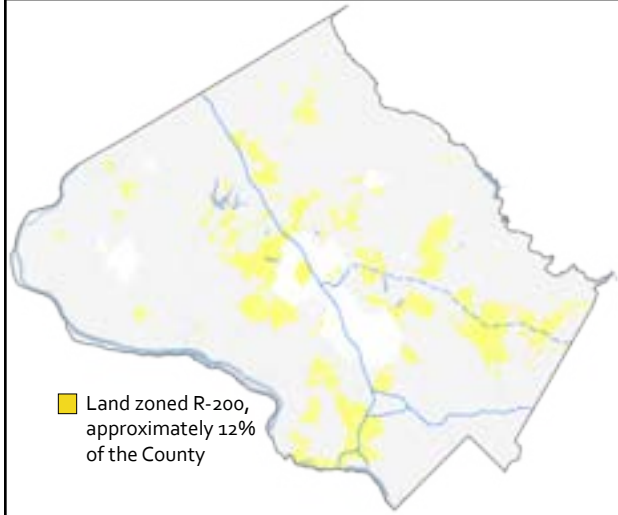
A. Site	THD
Site area per unit (min)	2,900 sf
Density (max) (units/acre)	15.02 u/a
Open space (min) (% of site)	40%
B. Lot	
Lot area (min)	1,200 sf
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	20'
Side street setback	15'
Side setback, end unit	5'
Side setback between lot and site boundary	10'
Rear setback	20'
Rear setback between lot and site boundary	25'
Site Coverage (max)	
All roofed buildings and structures (including accessory structures)	35%
D. Height	
Principal Building (max)	
Overall building height	40'

Standard Method of Development for Detached Accessory Structure

A. Placement	
Building & Structure Setbacks (min)	
Front setback, behind front building line	10'
Side street setback	15'
Side setback	4'
Rear setback	0'
B. Height	
Detached Accessory Structure (max)	
Overall building height	25'

R-200 Residential Zone

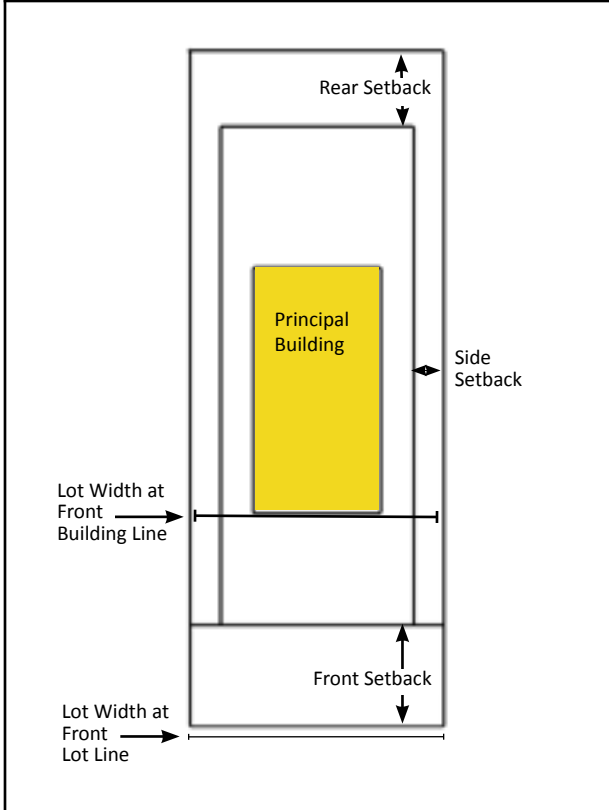
The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.



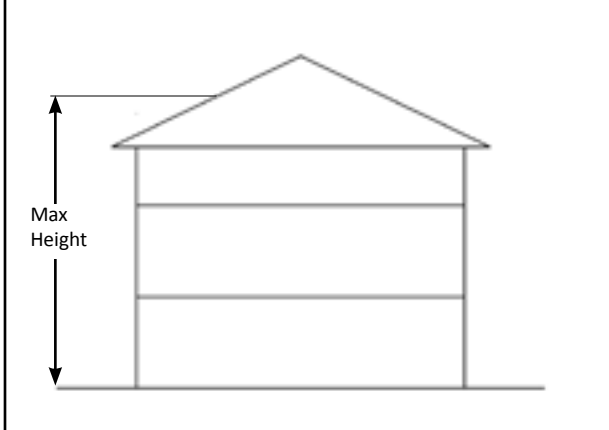
Existing development in the R-200 zone



Illustrative Depiction of Standards for Detached House* Building Type



Side Section of Structure (Principal Building)
Height is 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
Lot Area (min)	20,000 sf
Lot Width (min)	
At front building line	100'
At front lot line	25'
Density (max)	
Density (units/acre)	2.18 u/a
B. Placement	
Principal Building (min)	
Front setback	40'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'^^
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	12'
Sum of side setbacks	25'
Rear setback	30'
Coverage (max)	
All roofed buildings and structures (including accessory structures)	25%*
C. Height	
Principal Building (max)	
Measured to highest point of flat roof	35'-50'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'-50'***
^^ Subject to Established Building Line * Residential Infill Compatibility standards apply *** If the lot is the site of a building permit application filed after April 28, 2008, then the maximum building height varies from 30' to 50' depending on the lot area and method of measurement	
Accessory Structures	
For development standards regarding accessory structures, see Accessory Structures (R-200) Fact Sheet on the next page. For all development standards for a detached house and any accessory structure, see Section 4.4.7 of the zoning ordinance.	

Accessory Structures: R-200

An accessory structure is a structure, including a building, that is subordinate to and located on the same lot as a principal building, the use of which is incidental to the use of the principal building or to the use of the land. In the R-200 zone, the maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater. Buildings for an agricultural use are exempt from this size restriction.



Standard Method of Development for Detached House* Building Type

A. Placement	R-200
Detached Accessory Structure (min)	
Front setback	65'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	12'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'
Rear setback, if not otherwise addressed	7'
B. Height	
Detached Accessory Structure (max)	
Overall building height	35'

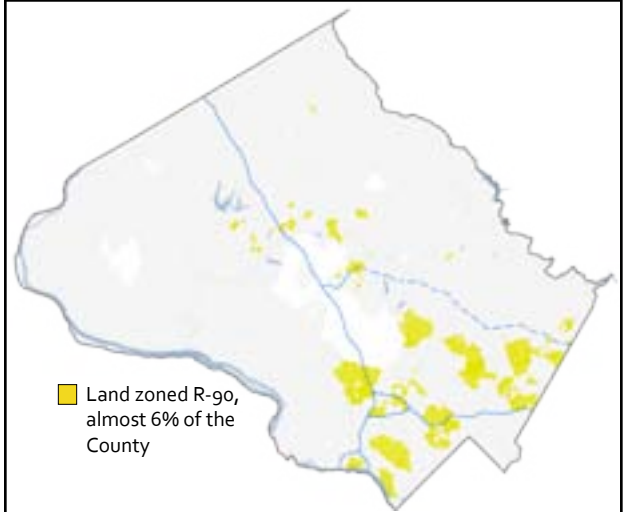
^^ In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-200 Zoning Comparison fact sheet on the previous page. For all development standards for a detached house and any accessory structure, see Section 4.4.7 of the zoning ordinance.

R-90 Residential Zone

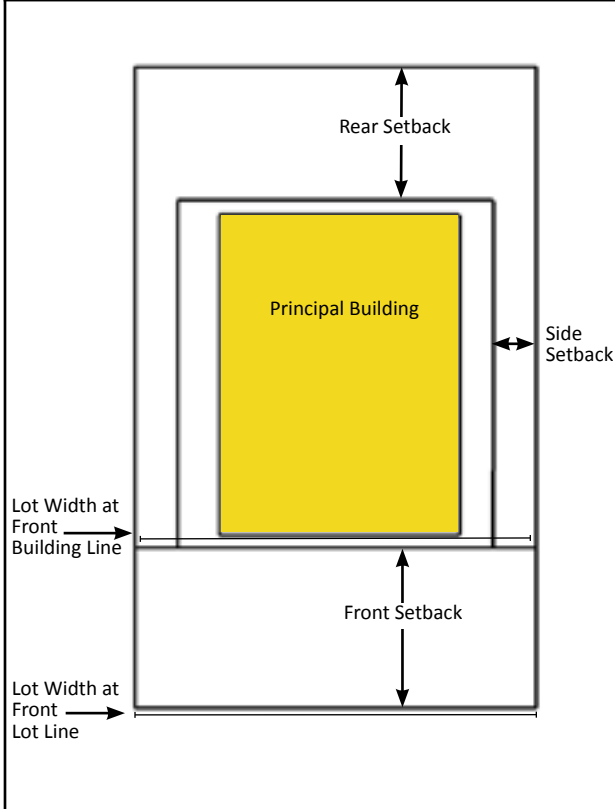
The intent of the R-90 zone is to provide designated areas of the County for moderate density residential uses. In the R-90 zone, the predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.



Existing development in the R-90 zone

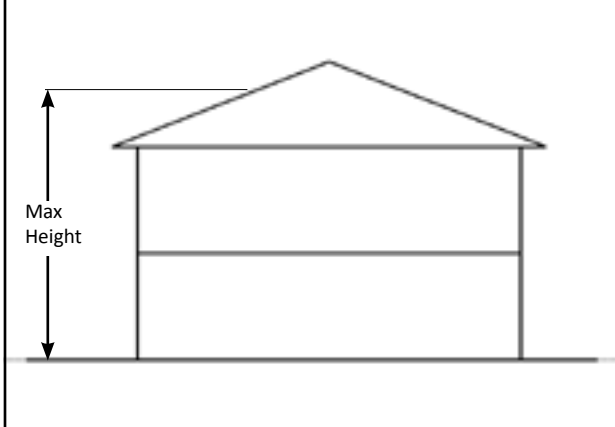


Illustrative Depiction of Standards for Detached House* Building Type



Side Section of Structure (Principal Building)

Height is 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
Lot Area (min)	9,000 sf
Lot Width (min)	
At front building line	75'
At front lot line	25'
Density (max)	
Density (units/acre)	4.84 u/a
B. Placement	
Principal Building (min)	
Front setback	30'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30'^^
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	8'
Sum of side setbacks	25'
Rear setback	25'
Coverage (max)	
All roofed buildings and structures (including accessory structures)	30%*
C. Height	
Principal Building (max)	
Measured to highest point of a flat roof	35'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'***
^ Subject to Established Building Line * Residential Infill Compatibility standards apply ** 40' if approved by Planning Board through site plan	
Accessory Structures	
For development standards regarding accessory structures, see Accessory Structures Fact Sheet (R-90) on the next page. For all development standards for a detached house and any accessory structure, see Section 4.4.8 of the zoning ordinance.	

Accessory Structures: R-90

An accessory structure is a structure, including a building, that is subordinate to and located on the same lot as a principal building, the use of which is incidental to the use of the principal building or to the use of the land. In the R-90 zone, the maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater. Buildings for an agricultural use are exempt from this size restriction.



Standard Method of Development for Detached House* Building Type

A. Placement	R-90
Detached Accessory Structure (min)	
Front setback	60'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'
Rear setback, if not otherwise addressed	5'
B. Height	
Detached Accessory Structure (max)	
Overall building height	20'

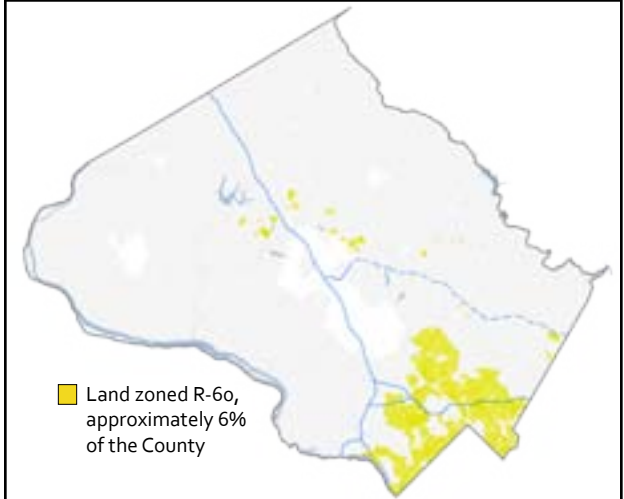
^^ In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-90 Zoning Comparison fact sheet on the previous page. For all development standards for a detached house and any accessory structure, see Section 4.4.8 of the zoning ordinance.

R-60 Residential Zone

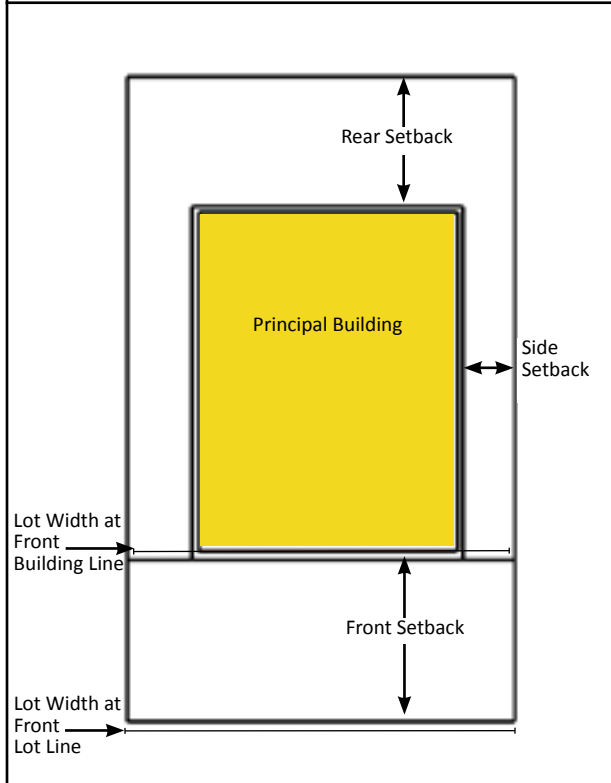
The intent of the R-60 zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.



Existing development in the R-60 zone

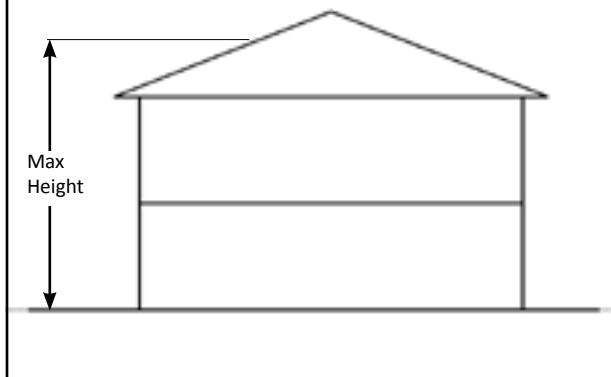


Illustrative Depiction of Standards for Detached House* Building Type



Side Section of Structure (Principal Building)

Height is 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
Lot Area (min)	6,000 sf
Lot Width (min)	
At front building line	60'
At front lot line	25'
Density (max)	
Density (units/acre)	7.26 u/a
B. Placement	
Principal Building (min)	
Front setback	25'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'^^
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	8'
Sum of side setbacks	18'
Rear setback	20'
Coverage (max)	
All roofed buildings and structures (including accessory structures)	35%*
C. Height	
Principal Building (max)	
Measured to highest point of a flat roof	35'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'***
^ Subject to Established Building Line	
* Residential Infill Compatibility standards apply	
** 40' if approved by Planning Board through site plan	
Accessory Structures	
For development standards regarding accessory structures, see Accessory Structures Fact Sheet (R-60) on the next page. For all development standards for a detached house and any accessory structure, see Section 4.4.9 of the zoning ordinance.	

Accessory Structures: R-60

An accessory structure is a structure, including a building, that is subordinate to and located on the same lot as a principal building, the use of which is incidental to the use of the principal building or to the use of the land. In the Residential Detached zones, the maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater. Buildings for an agricultural use are exempt from this size restriction.



Standard Method of Development for Detached House* Building Type

A. Placement	R-60
Detached Accessory Structure (min)	
Front setback	60 [^]
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'
Rear setback, if not otherwise addressed	5'
B. Height	
Detached Accessory Structure (max)	
Overall building height	20'

[^] In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.

Other Dimensional Standards

For an overview of development standards regarding principal buildings, including density, lot size and coverage, see the R-60 Zoning fact sheet on the previous page. For all development standards for a detached house and any accessory structure, see Section 4.4.9 of the zoning ordinance.