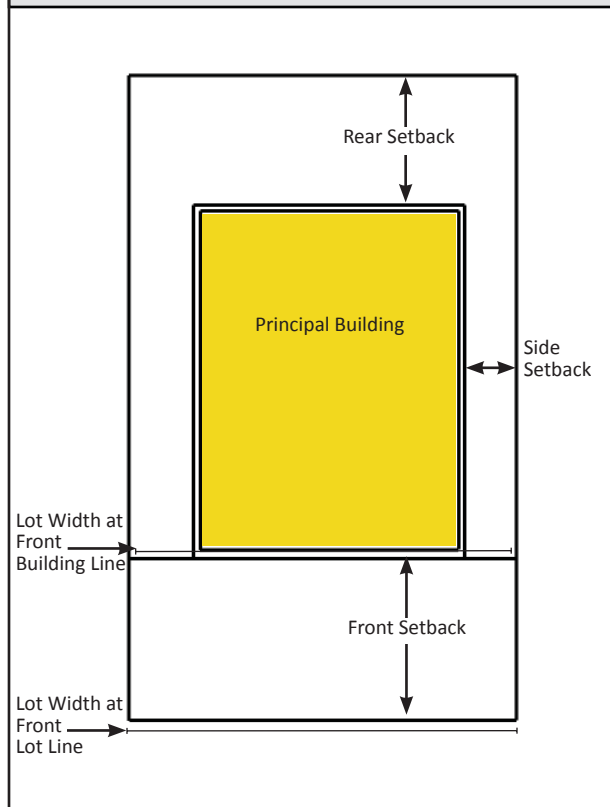


R-40_(current) to R-40_(proposed) Zoning Comparison

The intent of the R-40 zone is to provide designated areas of the County for moderate density residential uses. In the R-40 zone, the predominant use is residential in a duplex or detached house.

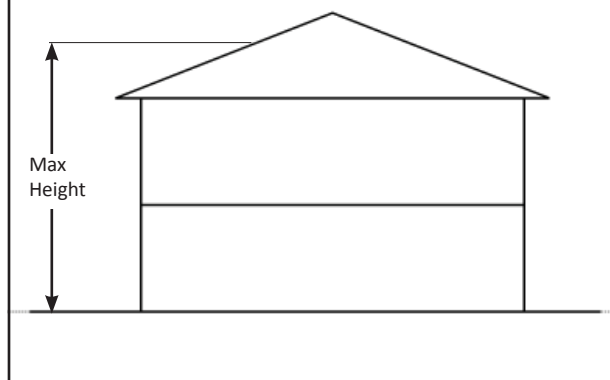


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Principal 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'
At front lot 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'***

¹When constructing a detached house in the R-40 zone, development standards are to comply with all the requirements of the R-60 zone

[^] Subject to Established Building Line (current)

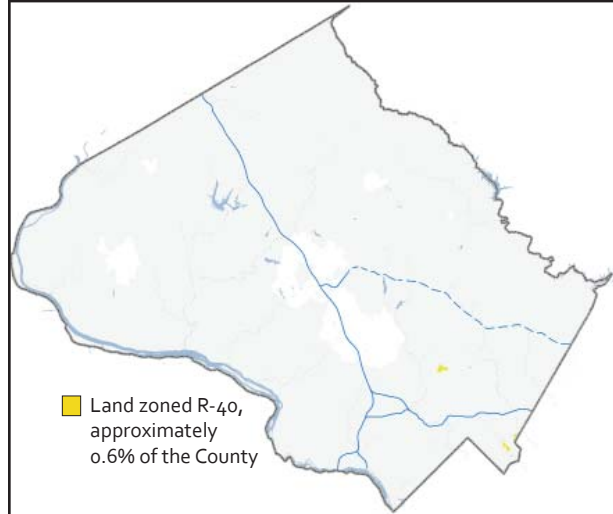
* ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.4.3) apply

*** 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

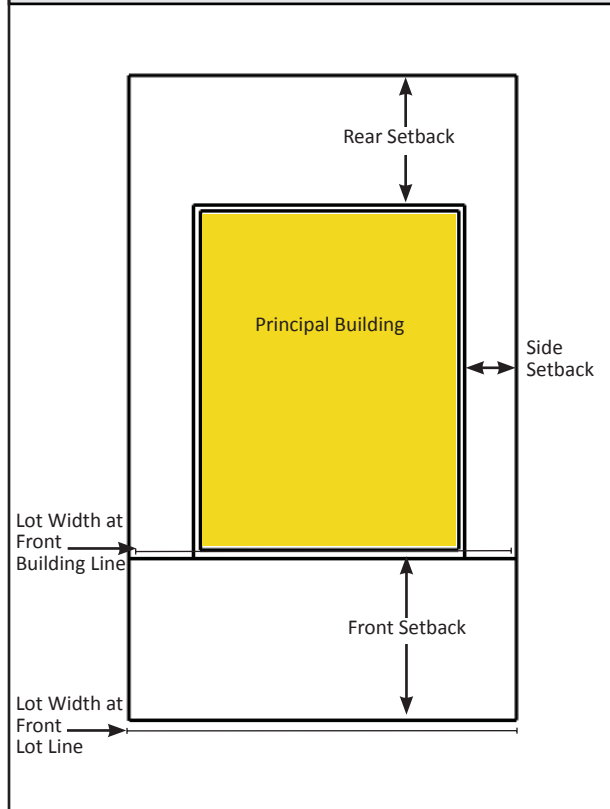
The intent of the R-40 zone is to provide designated areas of the County for moderate density residential uses. In the R-40 zone, the predominant use is residential in a duplex or detached house.



Existing development in the R-40 zone

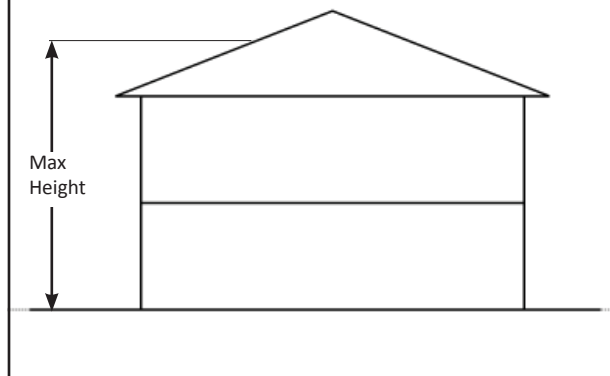


Illustrative Depiction of Standards for Duplex Building Type



Side Section of Structure (Principal 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 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 lot 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	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'
Rationale for Changes Marked in Red				
Lot Width at Front Lot 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 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 and Duplex 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	5'	5'
Rear setback	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 is regulated in the use standards.

Other Dimensional Standards

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