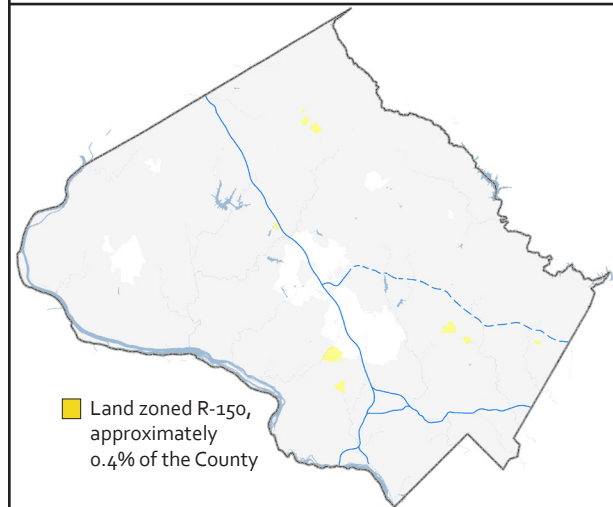
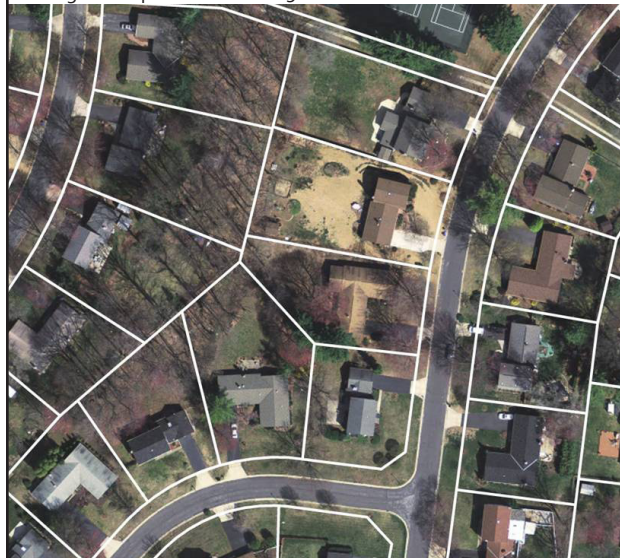


R-150 to RLD-20 Zoning Comparison

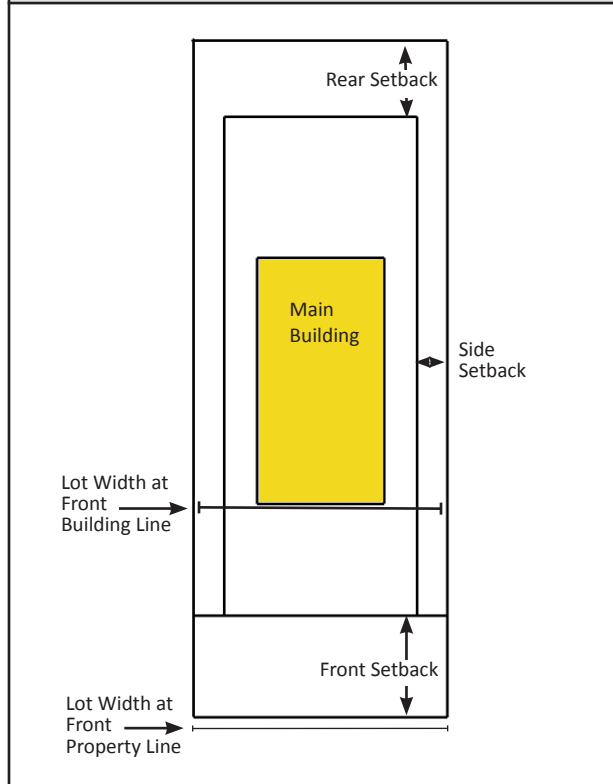
The intent of the Residential Low Density (RLD) zone is to provide designated areas of the county for residential purposes at a density of two units per acre.



Existing development in the R-150 Zone

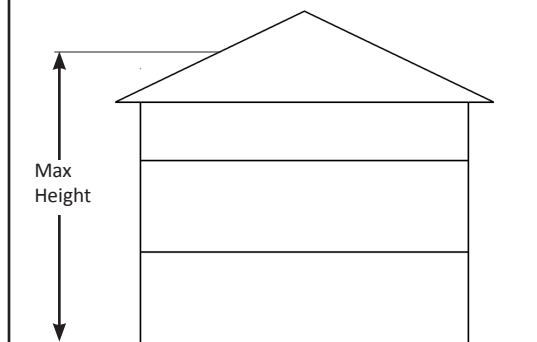


Illustrative Depiction of Standards for Detached House Building Type



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

| A. Lot | R-150 | RLD-20 |
|---------------------------------|-----------|-----------|
| 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' | N/A |
| Rear setback, interior | 30' | 30' |

| | | |
|-------------------------------------|-----|------|
| Coverage (max) | | |
| All roofed buildings and structures | 25% | 25%* |

| C. Height | | |
|---------------------------------|-----|------|
| Principal Building (max) | | |
| Overall building height | 50' | 40'* |

^ Subject to Established Building Line (current) or Residential Infill Compatibility standards (proposed Sec. 4.1.5)
* Residential Infill Compatibility standards (proposed Sec. 4.1.5) apply

Rationale for Changes Marked in Red

Sum of Side Setbacks, Interior
The proposed zoning code removes the Sum of Side Setbacks requirement since it is redundant.

Coverage
The proposed zoning code is consolidating the R-150 and R-200 into the RLD-20 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 RLD-20 zone.

Accessory Structures

For development standards regarding accessory structures, see Accessory Structures (R-200 & R-150 Zones) Fact Sheet