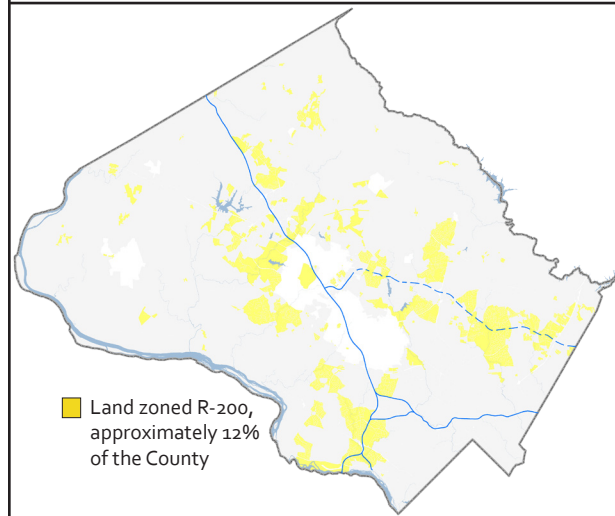


# R-200 to RLD-20 Zoning Comparison

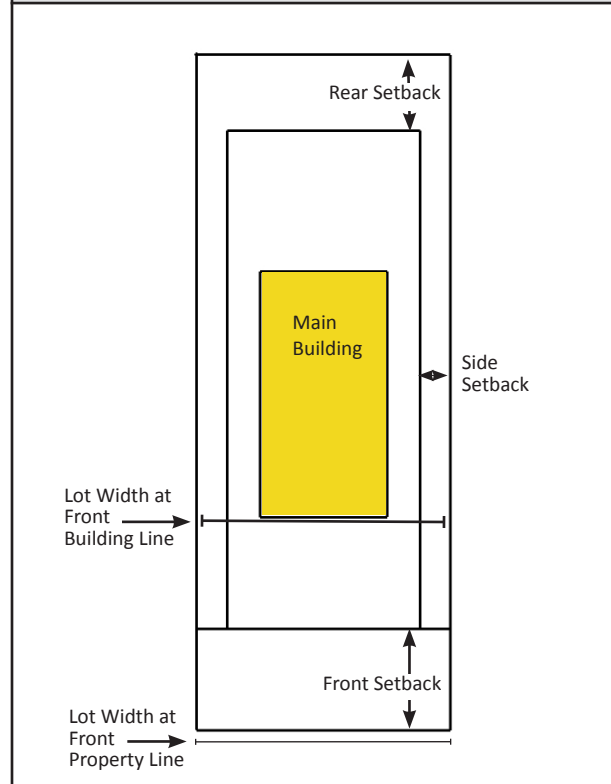
The intent of the Residential Low Density (RLD) zone is to provide designated areas of the county for residential purposes at a density of two units per acre.



Existing development in the R-200 Zone

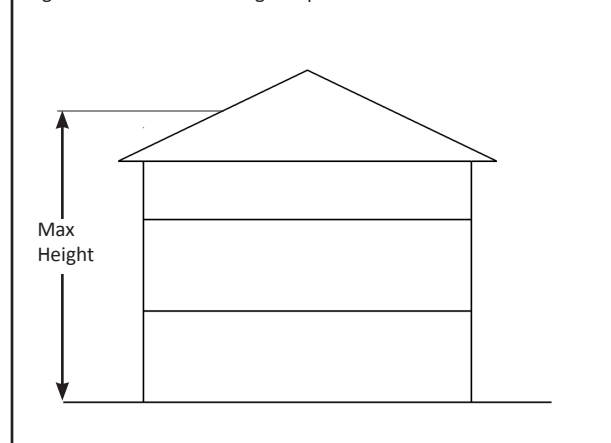


## Illustrative Depiction of Standards for Detached House Building Type



### 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

A. Lot	R-200	RLD-20
<b>Lot Area (min)</b>	20,000 sf	20,000 sf
<b>Lot Width (min)</b>		
At front building line	100'	100'
At front property line	25'	25'
<b>B. Placement</b>		
<b>Principal Building (min)</b>		
Front setback	40'^^	40'^^
Side street setback	15'	15'
Side setback, interior	12'	12'
Sum of side setbacks, interior	25'	N/A
Rear setback, interior	30'	30'

<b>Coverage (max)</b>		
All roofed buildings and structures	25%*	25%*

<b>C. Height</b>		
<b>Principal Building (max)</b>		
Overall building height	35'-50'***	40'*

^^ 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 (to the highest point of any roof or the mean height in feet between the eaves and ridge of a gable, hip, mansard, or gambrel roof)

### 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.

**Overall Building Height**  
 The proposed zoning code decreases height in line with ZTA 08-11 and applies Residential Infill Compatibility standards to the height, limiting the bulk and massing of buildings, to insure infill development is compatible with the surrounding properties.

### Accessory Structures

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