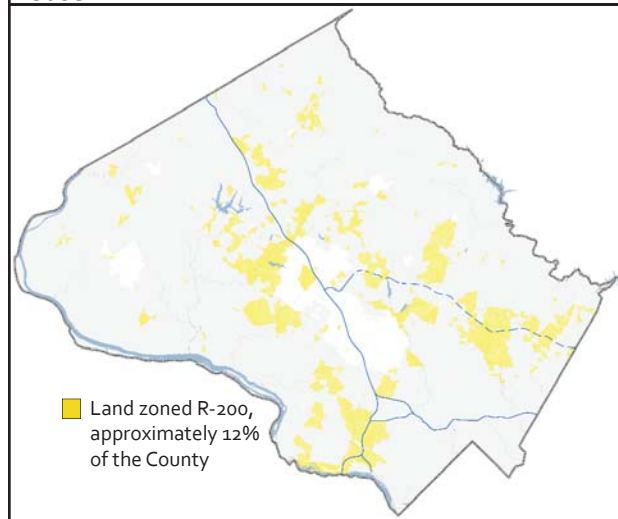


R-200_(current) to R-200_(proposed) Zoning Comparison

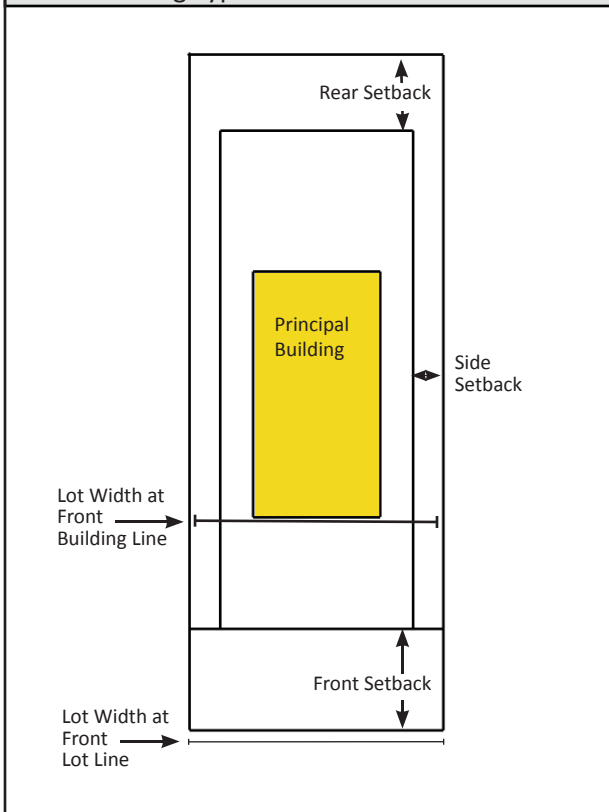
The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.



Existing development in the R-200 zone

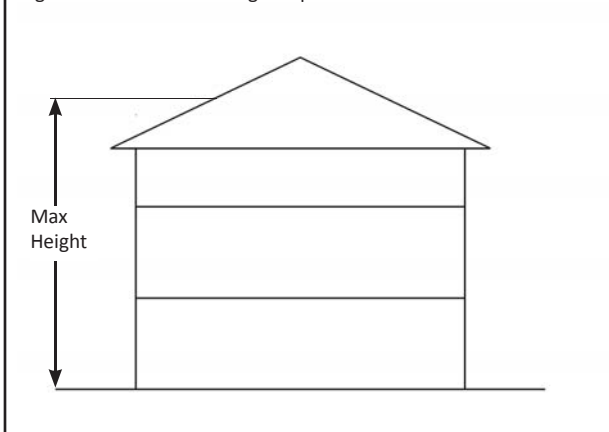


Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Principal Building)

Height is 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-200 (current)	R-200 (proposed)
Lot Area (min)	20,000 SF	20,000 SF
Lot Width (min)		
At front building line	100'	100'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	40'^^	40'^^
Side street setback	15'	15'
Side setback	12'	12'
Sum of side setbacks	25'	25'
Rear setback	30'	30'
Coverage (max)		
All roofed buildings and structures	25%*	25%*
C. Height		
Principal Building (max)		
Measured to highest point of flat roof	35'-50'***	35'-50'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	35'-50'***	35'-50'***
^ Subject to Established Building Line * ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.4.3) 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		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures Fact Sheet on the other side of this page.		

Accessory Structures: R-200

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 Building Type

A. Placement	R-200 (current)	R-200 (proposed)
Detached Accessory Structure (min)		
Front setback	65'	65'
Side street setback	15'	15'
Side setback	12'	12'
Rear setback	7'	7'
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	50'	35'

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.

Overall building height

The proposed zoning code reduces the height to prevent accessory structures from being taller than 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 opposite side of this page.