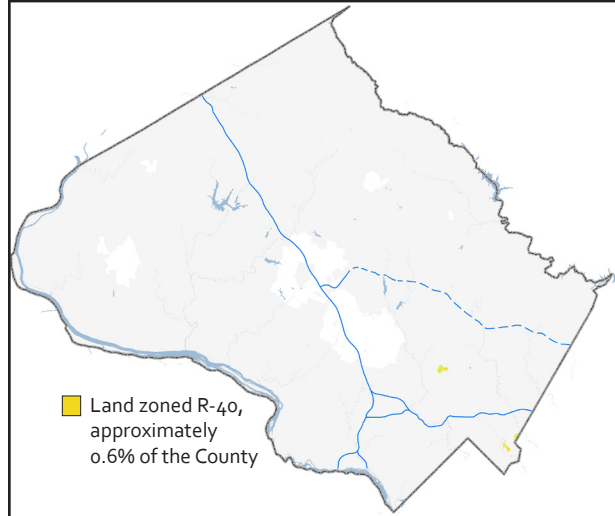
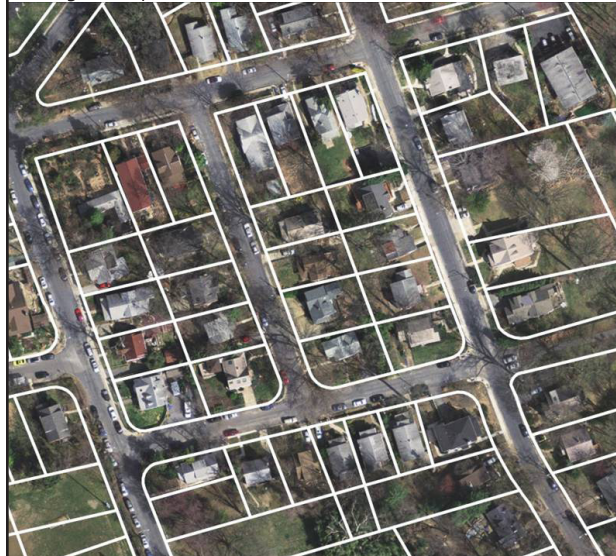


R-40 to RMD-6 Zoning Comparison

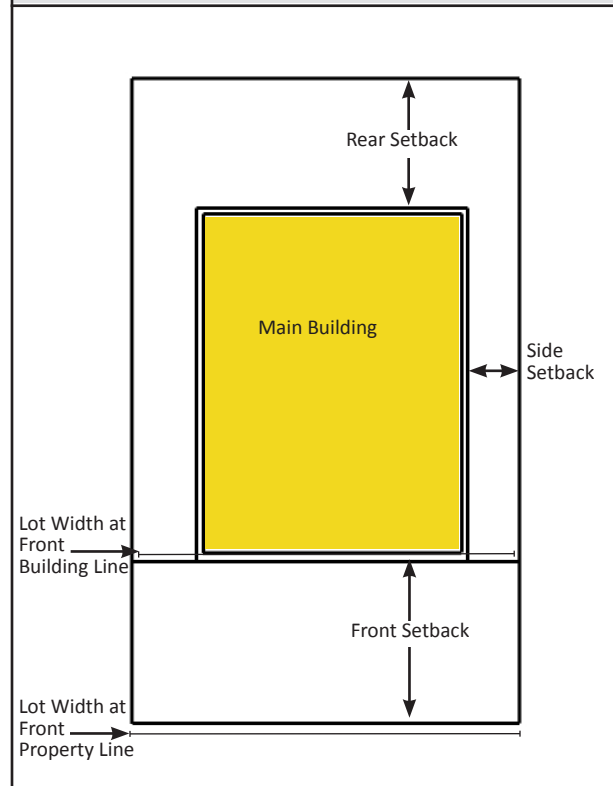
The intent of the Residential Medium Density (RMD) zone is to provide designated areas of the county for moderate density residential purposes. The dominant use is residential in a detached house.



Existing development in the R-40 Zone

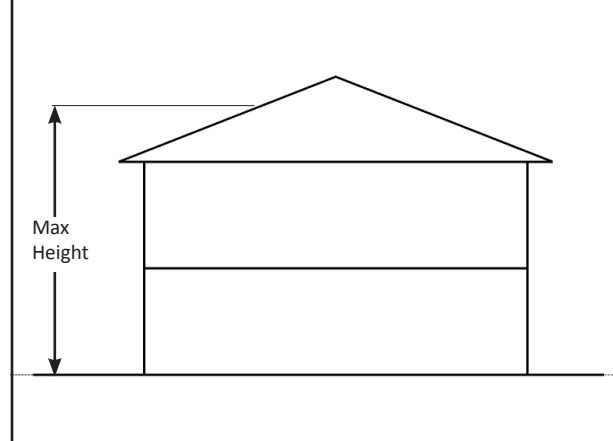


Illustrative Depiction of Standards for Detached House Building Type



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-40 ¹	RMD-6
Lot Area (min)	6,000 sf	6,000 sf
Lot Width (min)		
At front building line	60'	60'
At front property 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'	N/A
Rear setback, interior	20'	20'

Coverage (max)		
All roofed buildings and structures	35%*	35%*

C. Height		
Principal Building (max)		
Overall building height	35' ^{**}	35' ^{*,**}

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

[^] 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

** 35' to highest point or 30' to mean height between eaves and ridge; 40' if approved by Planning Board through site plan (current) or 35' to the mean height between eaves and ridge or to the highest point of a flat roof (proposed)

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 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-60 & R-40) Fact Sheet