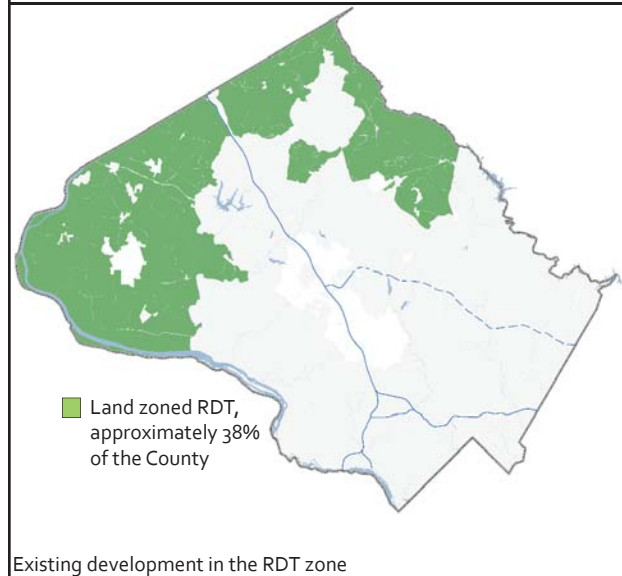
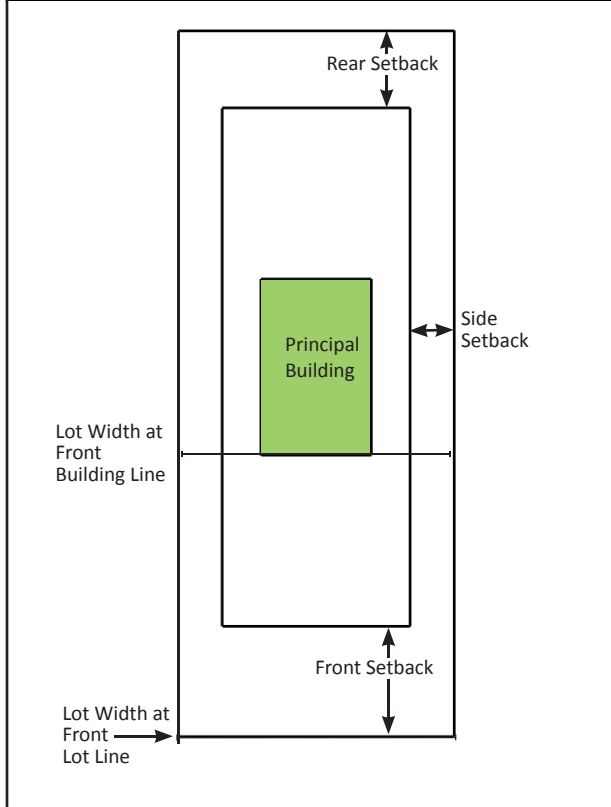


RDT to AR Zoning Comparison

The intent of the AR zone is to promote agriculture as the primary land use in areas of the County designated for agricultural preservation.

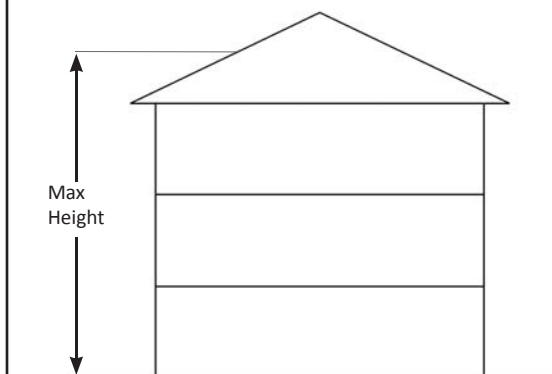


Illustrative Depiction of Standards for Detached House Building Type



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	RDT	AR
Lot Area (min)	40,000 SF	40,000 SF
Alternative Lot Area (max)	N/A	3 acres
Density (units/acre)	1/25	1/25
Lot Width (min)		
At front building line	125'	125'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback	20'	20'
Sum of side setbacks	40'	N/A
Rear setback	35'	35'
Coverage (max)		
All roofed buildings and structures on a lot up to 3 acres	10%	15%
All roofed buildings and structures on a lot greater than 3 acres	10%	10%
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Alternative Lot Area and Coverage on a lot up to 3 acres
A flexible lot alternative is provided to encourage agricultural and conservation easements. If a property owner takes advantage of the alternative lot area (and therefore gets 15% coverage), the remainder of the site (22 acres) must be placed in a conservation or agricultural easement or land trust.

Sum of Side Setbacks

The Sum of Side Setbacks requirement is redundant in this zone.

Accessory Structures

For development standards regarding accessory structures, see Accessory Structures (RDT) Fact Sheet

Accessory Structures: RDT to AR 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 AR zone, 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. Buildings for an agricultural use are exempt from this size restriction.



Standard Method of Development for Detached House Building Type

A. Placement	RDT	AR
Detached Accessory Structure (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback	15'	15'
Rear setback	10'	15'
Coverage (max)		
Accessory structure coverage of rear yard	N/A	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height (agricultural buildings are exempt)	50'	50'
Rationale for Changes Marked in Red		
Rear Setback The proposed zoning code increases this setback to reduce impact on abutting properties, since the allowed height for a detached accessory structure is the same as a house.		
Other Dimensional Standards		
For development standards regarding principal buildings, including density, lot size, and coverage, see the RDT Zoning Comparison fact sheet.		