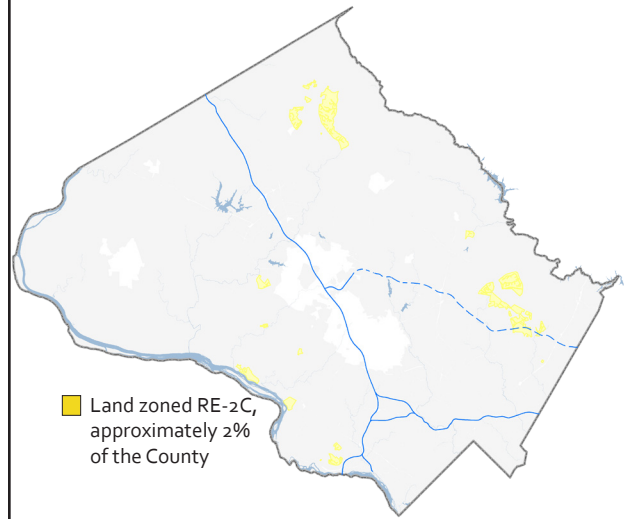


RE-2C to RE-2 (proposed) Zoning Comparison

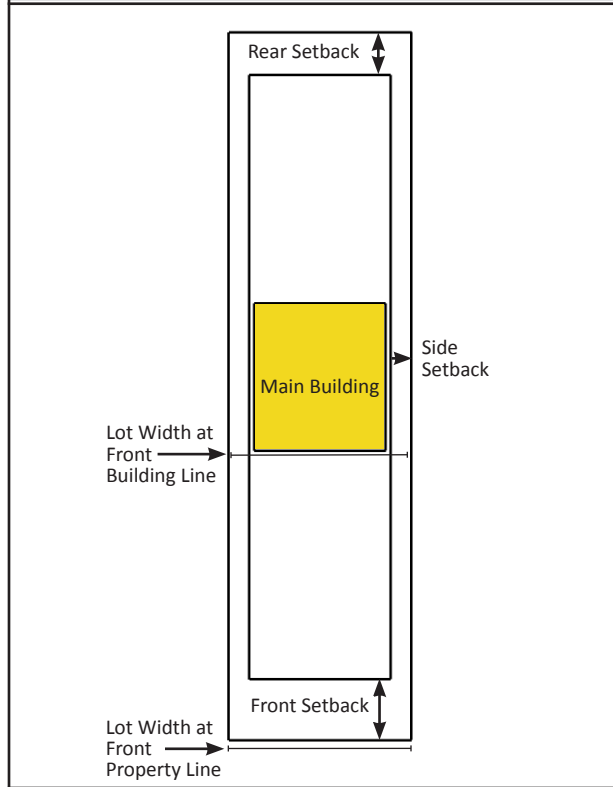
The intent of the Residential Estate (RE) zones is to provide designated areas in the county for large-lot residential purposes.



Existing development in the RE-2C Zone

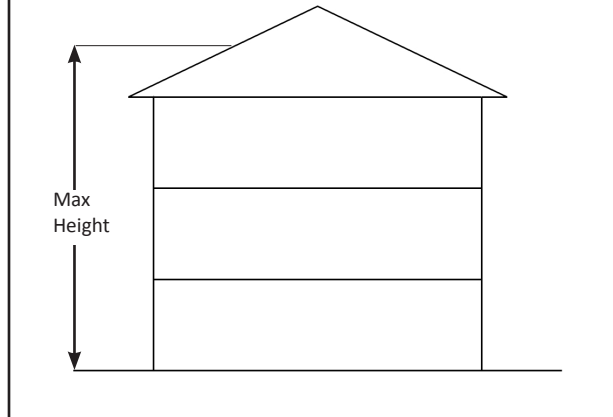


Illustrative Depiction of Standards for Detached House Building Type



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	RE-2C	RE-2 (proposed)
Lot Area (min)	87,120 sf	87,120 sf
Lot Width (min)		
At front building line	150'	150'
At front property line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	20'	20'
Side setback, interior	17'	17'
Sum of side setbacks, interior	35'	N/A
Rear setback, interior	35'	35'
Coverage (max)		
All roofed buildings and structures	25%	15%
C. Height		
Principal Building (max)		
Overall building height	50'	50'

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 rationalizes coverage in the RE-2 zone so that it is more in line with coverage for RE-1 (15%) and the agricultural and rural zones (10%).

Accessory Structures

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