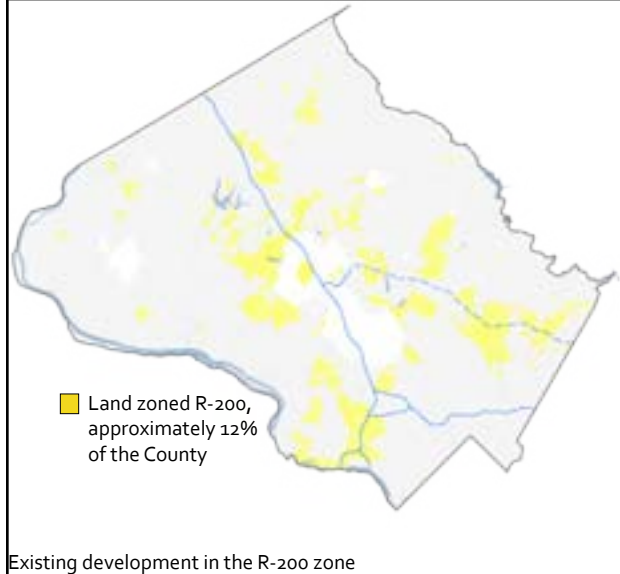
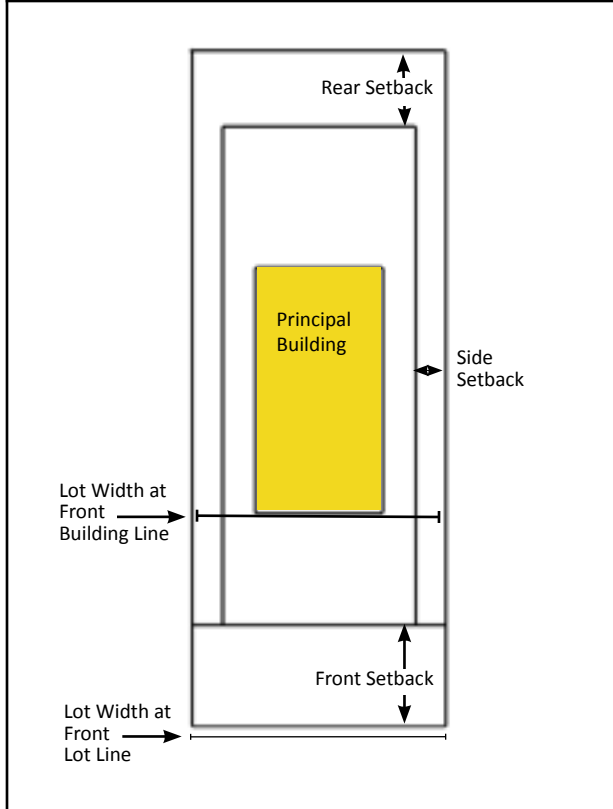


# R-200<sub>(old)</sub> to R-200<sub>(new)</sub> Zoning Comparison

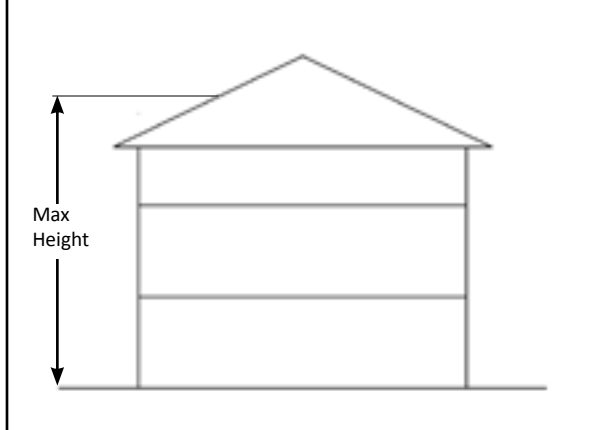
The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.



## Illustrative Depiction of Standards for Detached House\* Building Type



**Side Section of Structure (Principal Building)**  
Height is 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 (old) | R-200 (new) |
|--|-------------|-------------|
| <b>Lot Area (min)</b>  | 20,000 SF   | 20,000 SF   |
| <b>Lot Width (min)</b>   |             |             |
| At front building line   | 100'        | 100'        |
| At front lot line  | 25'         | 25'         |
| <b>B. Placement</b>  |             |             |
| <b>Principal Building (min)</b>  |             |             |
| Front setback  | 40'^^       | 40'^^       |
| Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone  | 40'^^       | 40'^^       |
| Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone   | 15'         | 15'         |
| Side setback   | 12'         | 12'         |
| Sum of side setbacks   | 25'         | 25'         |
| Rear setback   | 30'         | 30'         |
| <b>Coverage (max)</b>  |             |             |
| All roofed buildings and structures  | 25%*        | 25%*        |
| <b>C. Height</b>   |             |             |
| <b>Principal Building (max)</b>  |             |             |
| 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  | 30'-50'***  | 30'-50'***  |
| ^^ Subject to Established Building Line<br>* Residential Infill Compatibility standards apply<br>*** If the lot is the site of a building permit application filed after April 28, 2008, then the maximum building height varies from 30' to 50' depending on the lot area and method of measurement |             |             |
| <b>Accessory Structures</b>  |             |             |
| For development standards regarding accessory structures, see Accessory Structures (R-200) Fact Sheet on the next 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 R-200 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 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 (old) | R-200 (new) |
|--|-------------|-------------|
| <b>Detached Accessory Structure (min)</b>  |             |             |
| Front setback  | 65'         | 65'         |
| Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone                | 40'         | 40'         |
| Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone     | 15'         | 15'         |
| Side setback   | 12'         | 12'         |
| Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone | 12'         | 12'         |
| Rear setback, if not otherwise addressed   | 7'          | 7'          |
| <b>Coverage (max)</b>  |             |             |
| Accessory structure coverage of rear yard  | 20%         | N/A         |
| <b>B. Height</b>   |             |             |
| <b>Detached Accessory Structure (max)</b>  |             |             |
| Overall building height  | 50'         | 35'         |

#### Rationale for Changes Marked in Red

##### Accessory Structure Coverage of Rear Yard

The new zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures is regulated in the use standards. Any accessory structure on a residential lot must still be located behind the rear building line of the principal building.

##### Overall building height

The new zoning code reduces the height of a detached accessory structure 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 previous page.