**R-60 (old) to R-60 (new)**

**Zoning Comparison**

The intent of the R-60 zone is to provide designated areas of the County for moderate density residential uses. In the R-60 zone, the predominant use is residential in a detached house.

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**Illustrative Depiction of Standards for Detached House**

**Building Type**

- **A. Lot**
  - Lot Area (min): 6,000 SF
  - Lot Width (min):
    - At front building line: 60'
    - At front lot line: 25'

- **B. Placement**
  - Principal Building (min):
    - Front setback: 25'
    - Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone: 25'
    - Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone: 15'
  - Side Setback: 8'
  - Sum of side setbacks: 18'
  - Rear setback: 20'

- **C. Height**
  - Principal Building (max):
    - To highest point of a flat roof: 35'
    - To mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof: 30'

* Note: Subject to Established Building Line
* Residential Infill Compatibility standards apply
* **40’** if approved by Planning Board through site plan

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**Accessory Structures**

For development standards regarding accessory structures, see Accessory Structures Fact Sheet (R-60) on the next page.

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*Full name: Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
Accessory Structures: R-60
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.

<table>
<thead>
<tr>
<th>A. Placement</th>
<th>R-60 (old)</th>
<th>R-60 (new)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Accessory Structure (min)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback</td>
<td>60’</td>
<td>60’</td>
</tr>
<tr>
<td>Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone</td>
<td>15’</td>
<td>15’</td>
</tr>
<tr>
<td>Side setback</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Rear setback, if not otherwise addressed</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Coverage (max)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory structure coverage of rear yard</td>
<td>20%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Height</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Accessory Structure (max)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall building height</td>
<td>20’</td>
<td>20’</td>
</tr>
</tbody>
</table>

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.

Other Dimensional Standards
For development standards regarding principal buildings, including density, lot size and coverage, see the R-60 Zoning Comparison fact sheet on the previous page.

*Full name: Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone