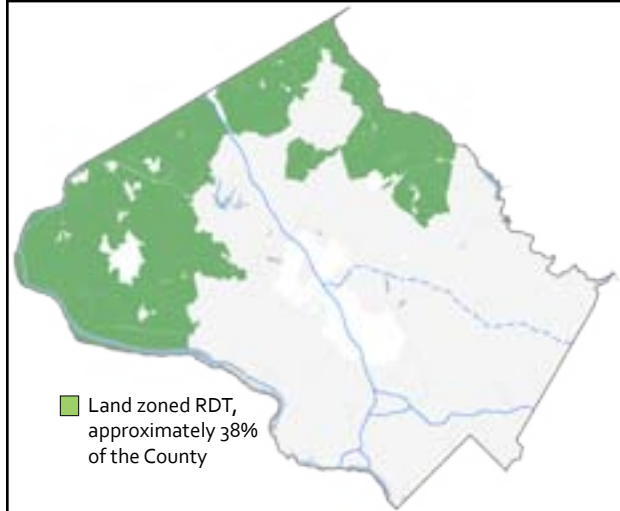


# RDT to AR Zoning Comparison

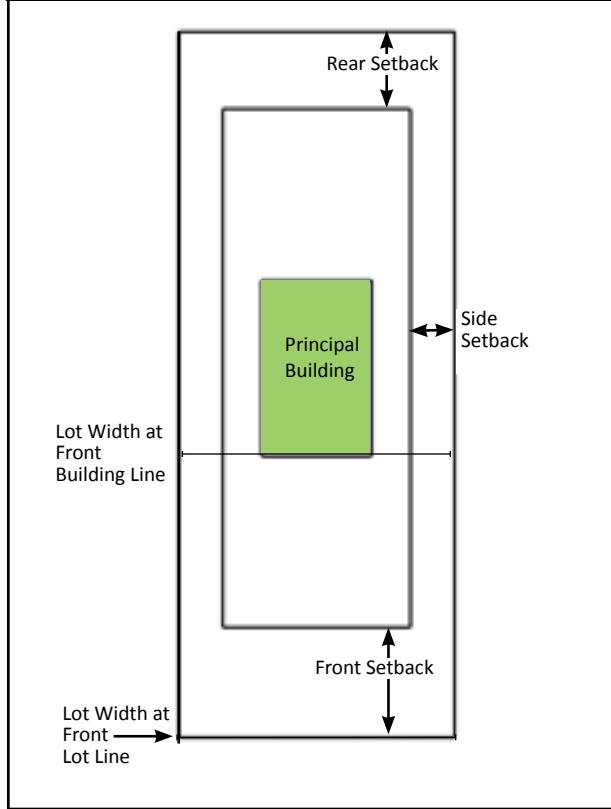
The intent of the AR zone is to promote agriculture as the primary land use in areas of the County designated for agricultural preservation.



Existing development in the RDT zone

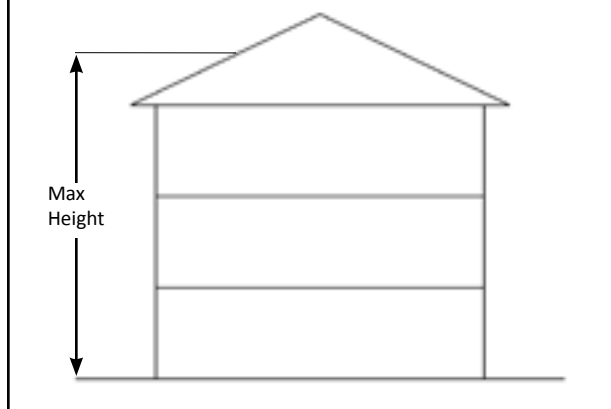


## Illustrative Depiction of Standards for Detached House\* Building Type



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

### Rationale for Changes Marked in Red

**Voluntary Conservation Lot: Lot Area and Coverage**  
The Voluntary Conservation Lot option is provided to encourage agricultural and conservation easements. If a property owner takes advantage of the voluntary conservation 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 on the next page.

# 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
<b>Detached Accessory Structure (min)</b>		
Front setback	50'	50'
Side street setback	50'	50'
Side setback	15'	15'
Rear setback	10'	15'
<b>Coverage (max)</b>		
Accessory structure coverage of rear yard	N/A	N/A
<b>B. Height</b>		
<b>Detached Accessory Structure (max)</b>		
Overall building height (agricultural buildings are exempt)	50'	50'

### Rationale for Changes Marked in Red

**Rear Setback**  
The new 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 on the previous page.