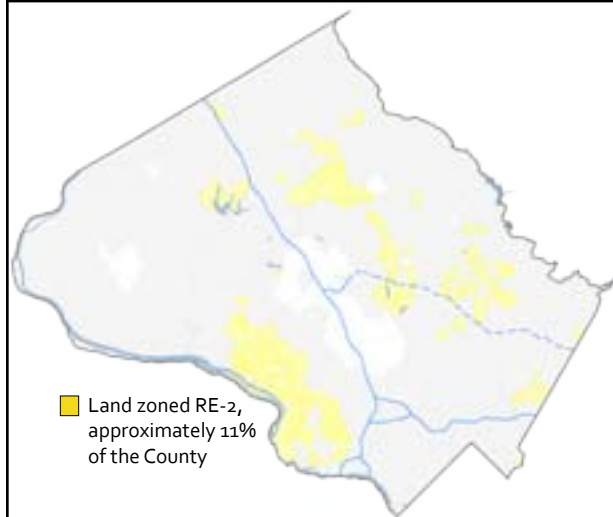


# RE-2<sub>(old)</sub> to RE-2<sub>(new)</sub> Zoning Comparison

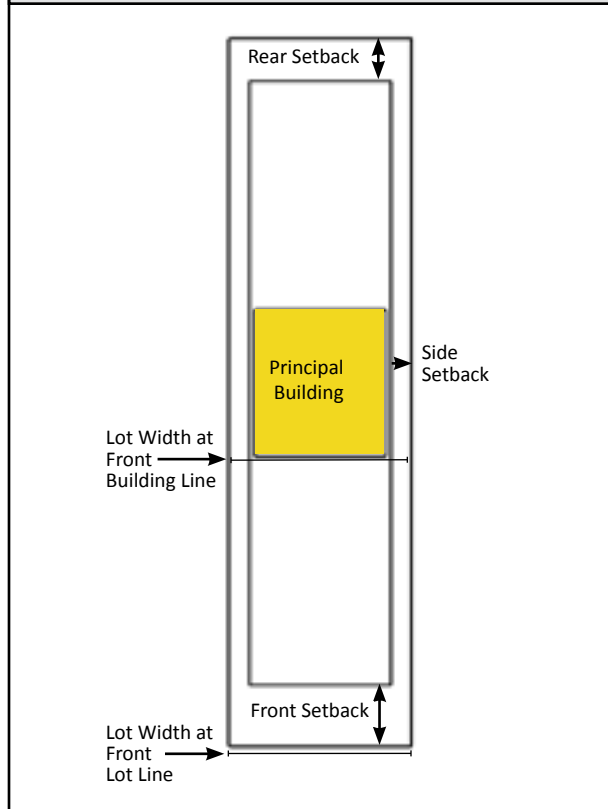
The intent of the RE-2 zone is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house.



Existing development in the RE-2 zone

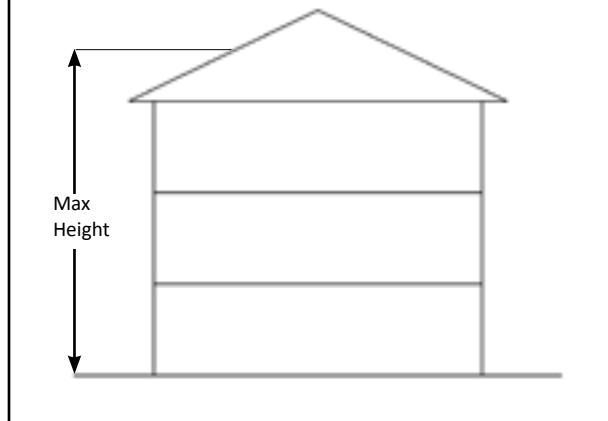


## Illustrative Depiction of Standards for Detached House\* Building Type



### 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	RE-2 (old)	RE-2 (new)
<b>Lot Area (min)</b>	2 acres	2 acres
<b>Lot Width (min)</b>		
At front building line	150'	150'
At front lot line	25'	25'
<b>B. Placement</b>		
<b>Principal Building (min)</b>		
Front setback	50'	50'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'	50'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'	20'
Side setback	17'	17'
Sum of side setbacks	35'	35'
Rear setback	35'	35'
<b>Coverage (max)</b>		
All roofed buildings and structures	25%	25%
<b>C. Height</b>		
<b>Principal Building (max)</b>		
Overall building height (agricultural buildings are exempt)	50'	50'
<b>Accessory Structures</b>		
For development standards regarding accessory structures, see Accessory Structures (RE-2) Fact Sheet on the next page.		

# Accessory Structures: RE-2 Zone

## 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 RE-2 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	RE-2 (old)	RE-2 (new)
<b>Detached Accessory Structure (min)</b>		
Front setback	80'	80'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'	50'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'	20'
Side setback	15'	15'
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	10'	10'
<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'	50'

#### 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 RE-2 Zoning Comparison fact sheet on the previous page.