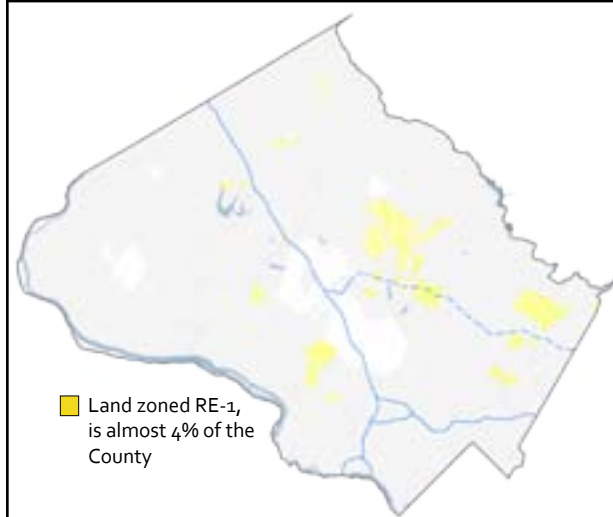


RE-1_(old) to RE-1_(new) Zoning Comparison

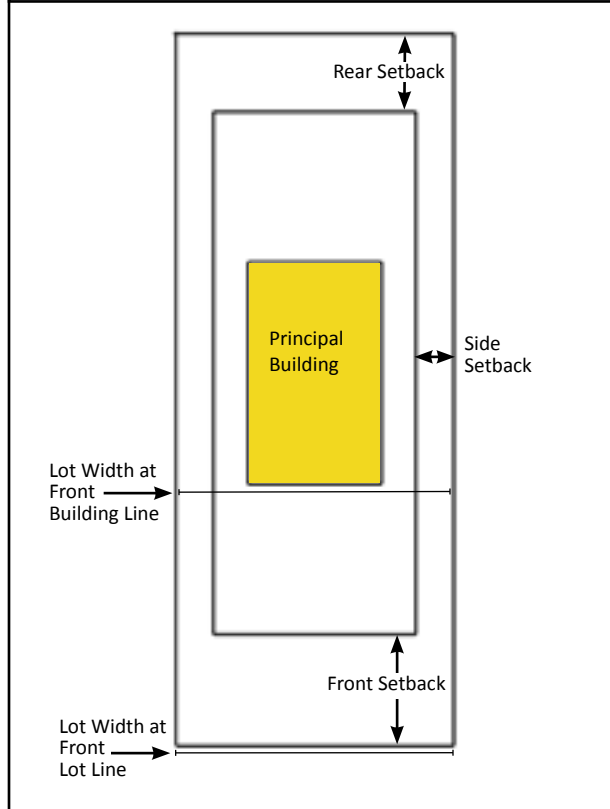
The intent of the RE-1 zone is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house.



Existing development in the RE-1 zone

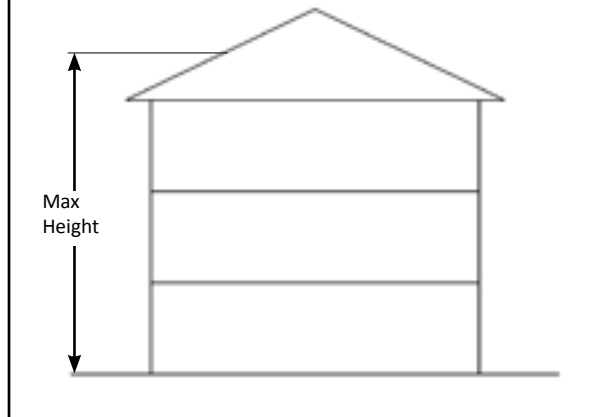


Illustrative Depiction of Standards for Detached House* Building Type



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-1 (old)	RE-1 (new)
Lot Area (min)	40,000 SF	40,000 SF
Lot Width (min)		
At front building line	125'	125'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
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'
Coverage (max)		
All roofed buildings and structures	15%	15%
C. Height		
Principal Building (max)		
Overall building height	50'	50'
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RE-1) Fact Sheet on the next page.		

Accessory Structures: RE-1 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-1 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-1 (old)	RE-1 (new)
Detached Accessory Structure (min)		
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'
Coverage (max)		
Accessory structure coverage of rear yard	20%	N/A
B. Height		
Detached Accessory Structure (max)		
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-1 Zoning Comparison fact sheet on the previous page.