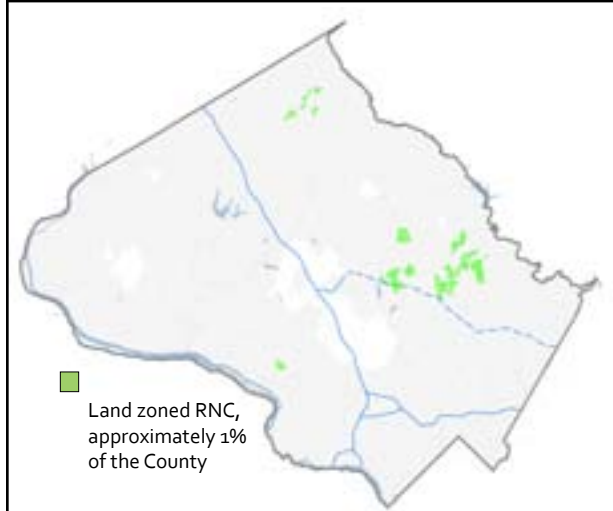


RNC_(old) to RNC_(new) Zoning Comparison

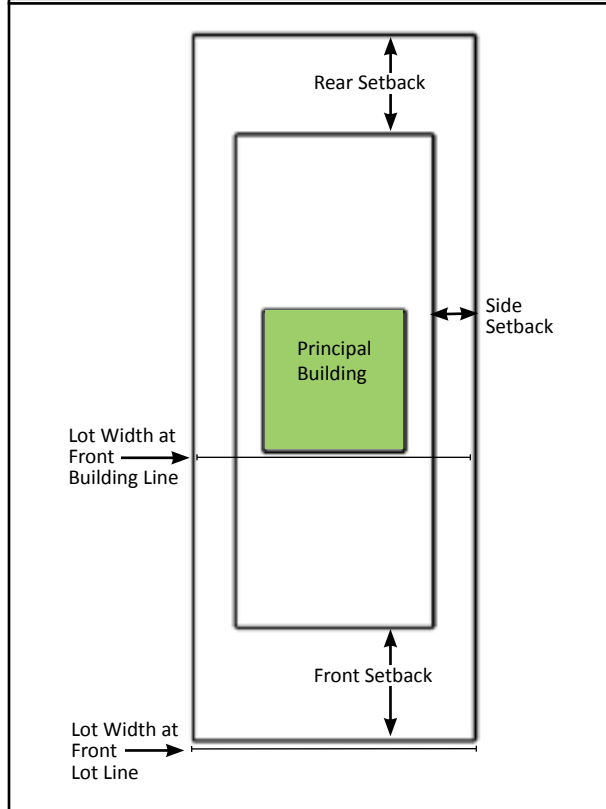
The intent of the RNC zone is to preserve open land, environmentally sensitive natural resources, and rural community character through clustering of residential development in the form of small neighborhoods that provide neighborhood identity in an open space setting.



Existing development in the RNC zone

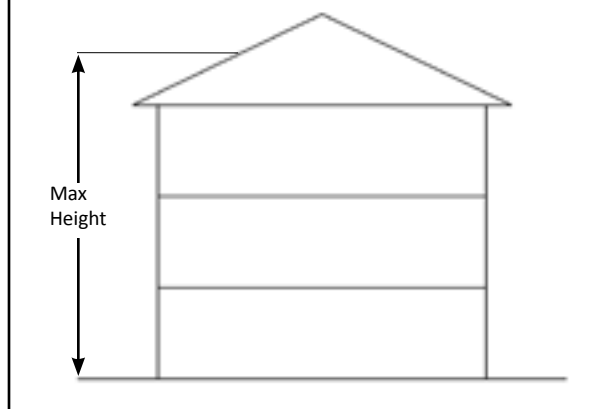


Illustrative Depiction of Standards for Detached House* Building Type



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	RNC (old)	RNC ¹ (new)
Lot Area (min)	25,000 SF	25,000 SF
Density (units/acre)	1/5	1/5
Required Rural Open Space (% of property)	60%	60%
Lot Width (min)		
At front building line	100'	100'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	40'	40'
Side street setback	50'	50'
Side setback	15'	15'
Sum of side setback	N/A	N/A
Rear setback	35'	35'
Coverage (max)		
All roofed buildings and structures	10%	10%
C. Height		
Principal Building (max)		
Overall building height (agricultural buildings are exempt)	35'	35'
¹ Standard method development in the RNC zone also allows duplexes and townhouses. For development standards, see Section 4.3.5.C in the new zoning code.		
Accessory Structures		
For development standards regarding accessory structures, see Accessory Structures (RNC) Fact Sheet on the next page.		

Accessory Structures: RNC 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 Rural Residential 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. Buildings for an agricultural use are exempt from this size restriction.



Standard Method of Development for Detached House* Building Type

A. Placement	RNC (old)	RNC (new)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	50'	50'
Side setback	15'	15'
Rear setback	10'	15'
Coverage (max)		
Accessory structure coverage of rear yard	N/A	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height (agricultural buildings are exempt)	35'	35'

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 RNC Zoning Comparison fact sheet on the previous page.