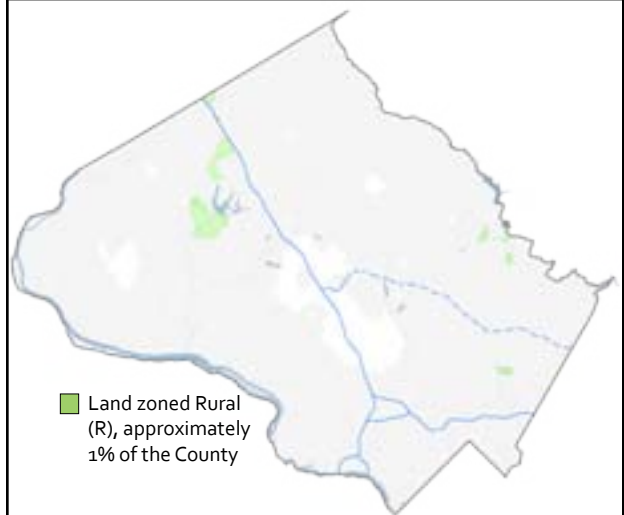


R_(old) to R_(new) Zoning Comparison

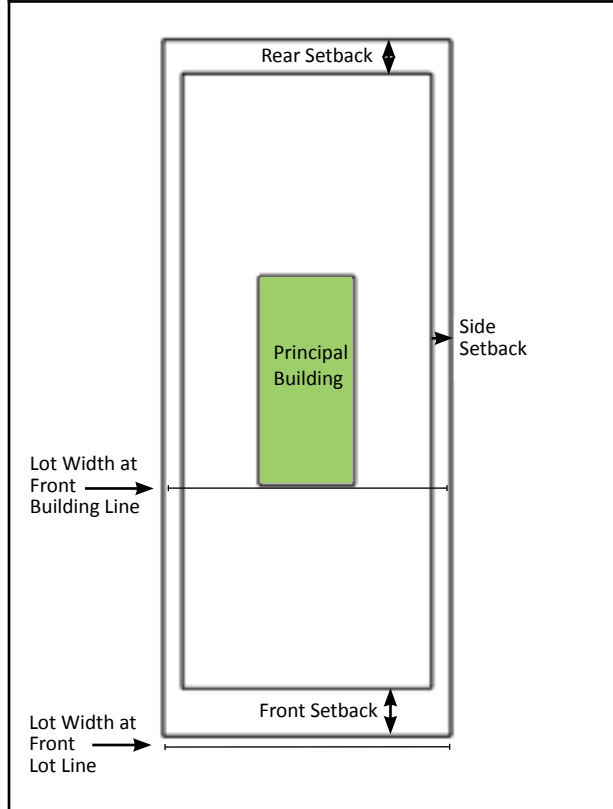
The intent of the Rural (R) zone is to preserve rural areas of the County for agriculture and other natural resource development, residential uses of a rural character, extensive recreational facilities, and protection of scenic and environmentally sensitive areas.



Existing development in the Rural zone

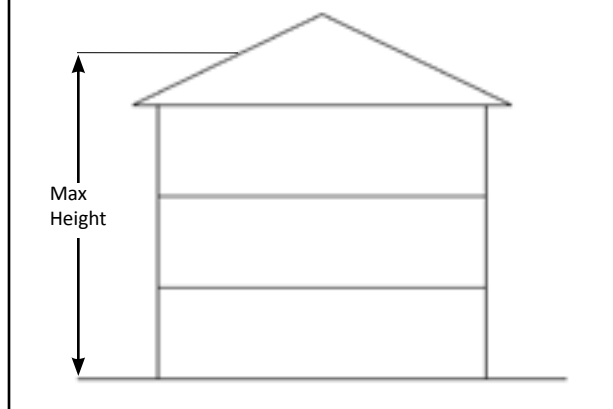


Illustrative Depiction of Standards for Detached House* Building Type



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	R (old)	R (new)
Lot Area (min)	5 acres	5 acres
Density (units/acre)	1/5	1/5
Lot Width (min)		
At front building line	300'	300'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	50'	50'
Side street setback	50'	50'
Side setback	20'	20'
Sum of side setbacks	40'	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)	50'	50'

Rationale for Changes Marked in Red

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 (Rural) Fact Sheet on the next page.

Accessory Structures: Rural 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 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	R (old)	R (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	25%	N/A
B. Height		
Detached Accessory Structure (max)		
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.

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. 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 Rural Zoning Comparison fact sheet on the previous page.