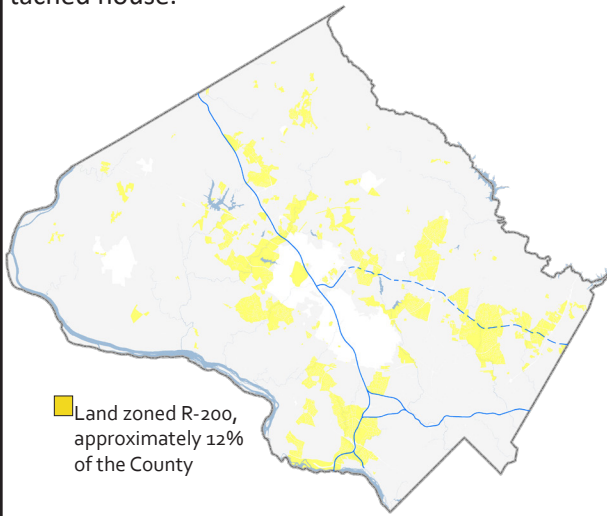


R-200 Residential Zone

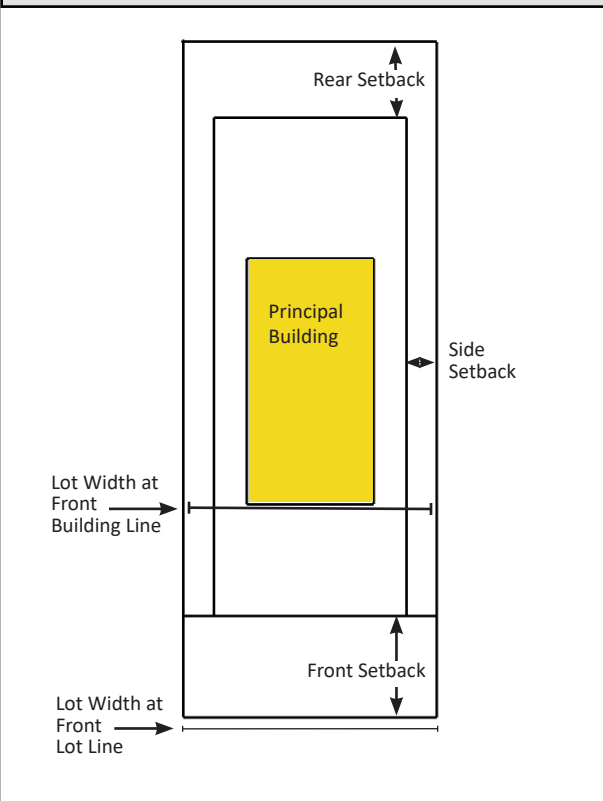
The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.



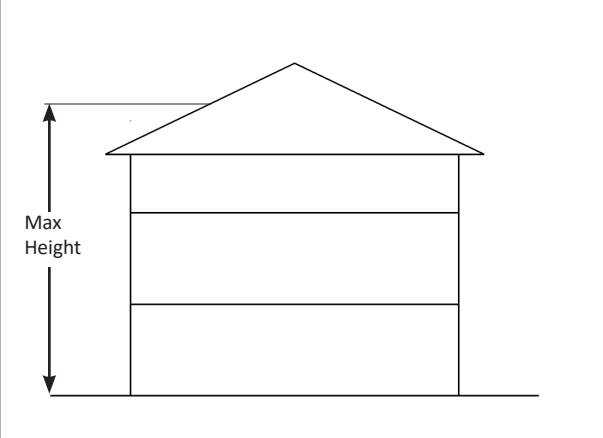
Existing development in the R-200 zone



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-200
Lot Area (min)	20,000 sf
Lot Width (min)	
At front building line	100'
At front lot line	25'
Density (max)	
Density (units/acre)	2.18 u/a
B. Placement	
Principal Building (min)	
Front setback	40'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'^^
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	12'
Sum of side setbacks	25'
Rear setback	30'
Coverage (max)	
All roofed buildings and structures (including accessory structures)	25%^^
C. Height	
Principal Building (max)	
Measured to highest point of flat roof	35'-50'***
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'-50'***
^ Subject to Established Building Line ^^ Residential Infill Compatibility standards apply *** The maximum building height varies from 30' to 50' depending on the lot area	
Accessory Structures	
For development standards regarding accessory structures, see Accessory Structures (R-200) Fact Sheet on the next page. For all development standards for a detached house and any accessory structure, see Section 4.4.7 of the zoning ordinance.	

Accessory Structures: R-200

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 R-200 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 All Building Types

A. Placement	R-200
Detached Accessory Structure (min)	
Front setback	65'^^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	40'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	12'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'
Rear setback, if not otherwise addressed	7'
B. Height	
Detached Accessory Structure (max)	
Overall building height	35'

^^ In addition to the front setback minimum, any accessory structure must 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 R-200 Zoning Comparison fact sheet on the previous page. For all development standards for a detached house and any accessory structure, see Section 4.4.7 of the zoning ordinance.