

B. R Zone, Standard Method Development Standards

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
1. Lot and Density	
Lot	
Lot area (min)	5 acres
Lot width at front building line (min)	300'
Lot width at front lot line (min)	25'
Density (max)	
Density (units/acre)	1/5
Coverage (max)	
Lot	10%
Specification for Coverage	
On a lot or parcel where agricultural products are grown predominantly in greenhouses, a maximum lot coverage of 40% is permitted if: (1) any increase above 10% lot coverage consists entirely of greenhouses; and (2) a site plan is approved under Section 7.3.4.	
2. Placement	
Principal Building Setbacks (min)	
Front setback	50'
Side street setback	50'
Side setback	20'
Rear setback	35'
Accessory Structure Setbacks (min)	
Front setback	80'
Side street setback	50'
Side setback	15'
Rear setback	15'
Specifications for Accessory Structure Setbacks	
Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	
Any accessory structure on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.	
In addition to the front setback minimum, any accessory structure on a residential lot must be located behind the rear building line of the principal building.	
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.	

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3. Height	
Height (max)	
Principal building	50'
Accessory structure	50'
4. Form	
Allowed Building Elements	
Gallery/Awning	n/a
Porch/Stoop	yes
Balcony	yes
5. Buildings used for Agriculture Associated with Farming	
Specification for Buildings used for Agriculture Associated with Farming	
A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.3.3.B.3.	