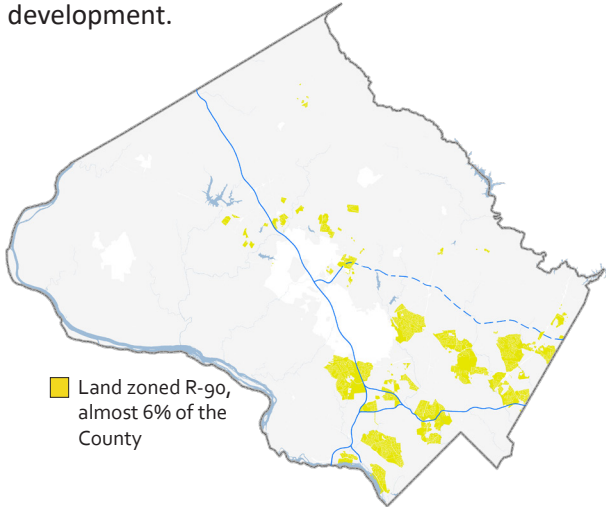


# R-90 Residential Zone

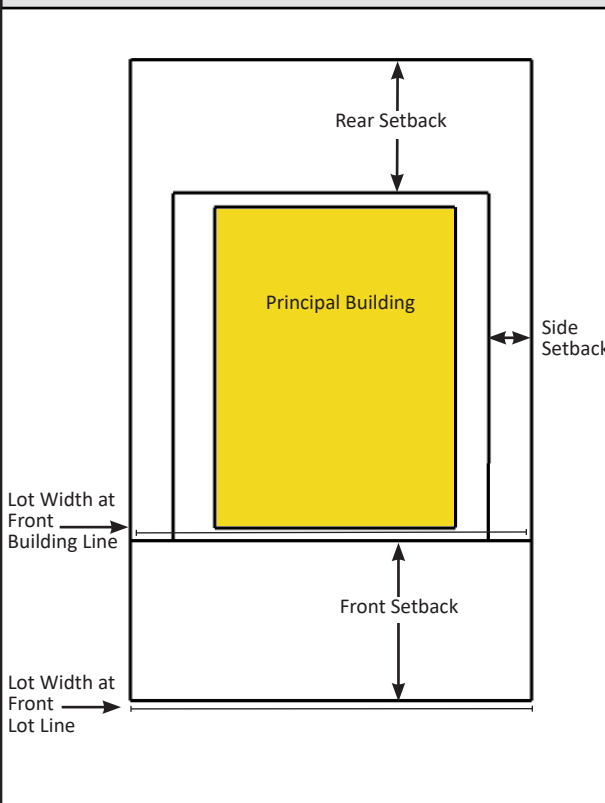
The intent of the R-90 zone is to provide designated areas of the County for moderate density residential uses. In the R-90 zone, the predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.



Existing development in the R-90 zone

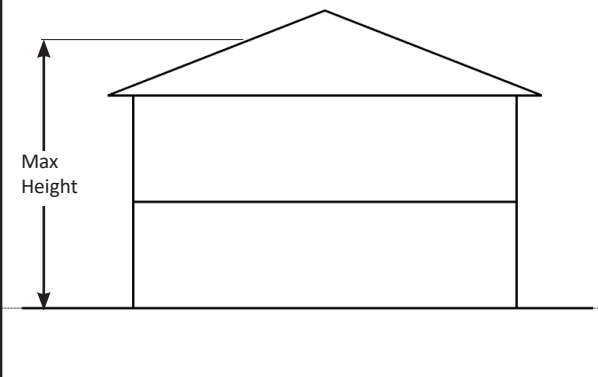


## Illustrative Depiction of Standards for Detached House\* Building Type



### 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-90
<b>Lot Area (min)</b>	9,000 sf
<b>Lot Width (min)</b>	
At front building line	75'
At front lot line	25'
<b>Density (max)</b>	
Density (units/acre)	4.84 u/a
B. Placement	
<b>Principal Building (min)</b>	
Front setback	30 <sup>^</sup>
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30 <sup>^</sup>
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	8'
Sum of side setbacks	25'
Rear setback	25'
<b>Coverage (max)</b>	
All roofed buildings and structures (including accessory structures)	30% <sup>^^</sup>
C. Height	
<b>Principal Building (max)</b>	
Measured to highest point of a flat roof	35 <sup>***</sup>
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30 <sup>***</sup>
<sup>^</sup> Subject to Established Building Line <sup>^^</sup> Residential Infill Compatibility standards apply <sup>**</sup> 40' if approved by Planning Board through site plan	
<b>Accessory Structures</b>	
For development standards regarding accessory structures, see Accessory Structures Fact Sheet (R-90) on the next page. For all development standards for a detached house and any accessory structure, see Section 4.4.8 of the zoning ordinance.	

# Accessory Structures: R-90

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-90 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-90
<b>Detached Accessory Structure (min)</b>	
Front setback	60'^
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	30'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'
Rear setback, if not otherwise addressed	5'
<b>B. Height</b>	
<b>Detached Accessory Structure (max)</b>	
Overall building height	20'

^ 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-90 Zoning Comparison fact sheet on the previous page. For all development standards for a detached house and any accessory structure, see Section 4.4.8 of the zoning ordinance.