



# SUMMARY OF RESIDENTIAL ZONING DISTRICTS

## REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS

**This is general information only** – the Zoning Code applies in all situations or conflicts.

**Special conditions may apply:** subdivision plats, community unit plans, Board of Adjustment variances, or special zoning provisions.

**Corner lots** have front yards on each street; and rear yard is the side opposite the front yard of the least street frontage.

**Maximum building height** is 35' and 2 ½ stories.

| LOT SIZE, SETBACK, COVERAGE AND FAR REQUIREMENTS |                        |                       |             |          |  |   |
|--|------------------------|-----------------------|-------------|----------|--|---|
| Zoning District                                  | Minimum Lot Size       | Minimum Setback Lines |             |          | Lot Coverage<br>(includes Accessory Structures)  | FAR   |
|  |                        | Front (1)(2)(3)       | Side (2)(4) | Rear (2) |  |   |
| R-1  | 43,560 ft <sup>2</sup> | 60'                   | 25'         | 50'      | ≤7500 ft <sup>2</sup> = 30% or 1750 ft <sup>2</sup> (≥2 stories)<br>>7500 ft <sup>2</sup> = 25% or 2250 ft <sup>2</sup> (≥2 stories)<br>≤7500 ft <sup>2</sup> = 35% (<2 stories)<br>>7500 ft <sup>2</sup> = 30% or 2625 ft <sup>2</sup> (<2 stories) | ≤10,000 ft <sup>2</sup> = 35% or 2250 ft <sup>2</sup><br>10,001-19,999 ft <sup>2</sup> = 30% or 3500 ft <sup>2</sup><br>≥20,000 ft <sup>2</sup> = 25% or 6000 ft <sup>2</sup> |
| R-2  | 25,000 ft <sup>2</sup> | 50'                   | 20'         | 45'      |  |   |
| R-3  | 15,000 ft <sup>2</sup> | 40'                   | 12'         | 35'      |  |   |
| R-4  | 7,500 ft <sup>2</sup>  | 35'                   | 8'          | 30'      |  |   |
| R-5  | 7,500 ft <sup>2</sup>  | 35'                   | 8'          | 30'      |  |   |

### NOTES:

- (1) If block is more than 40% developed, front building setback for new structures is the average of abutting lots. Generally, new construction is not permitted in the front of an existing residence.
- (2) For existing single-family residences that contain setbacks not meeting present code provisions, the existing setback may be used for additions and alterations, except the side setbacks shall not be less than 5 feet.
- (3) An attached garage with a front-facing entrance shall not exceed 55% of the overall width of the façade, nor project more than 10' beyond the front face of the house.
- (4) If lot width (at building line) is less than code width, then the following building side yard setbacks apply:

| Zoning District | Code Width | Side Yard Setback Requirement if Less than Code Width |
|-----------------|------------|---|
| R-1             | 150'       | 1/6 of Lot Width, but not less than 12'               |
| R-2             | 125'       | 1/6 of Lot Width, but not less than 12'               |
| R-3             | 100'       | 12' or 20% of Lot Width, whichever is smaller         |
| R-4             | 60'        | 5'  |
| R-5             | 60'        | 5'  |

## REQUIREMENTS FOR DETACHED ACCESSORY STRUCTURES

| HEIGHT, SETBACK AND COVERAGE REQUIREMENTS<br>(GARAGES, SHEDS, IN-GROUND SWIMMING POOLS, ETC.) |  |  |      |  |
|---|--|--|------|--|
| Maximum Height  | Minimum Distance from Other Structures | Minimum Setback Lines<br>(See Notes A-D Below) |      | Maximum Total Coverage by all Accessory Structures |
|   |  | Side   | Rear |  |
| 1 ½ Stories / 24'<br>(& less than house height)   | 10'                                    | 5'   | 5'   | 7% of Lot, up to 1,500 ft <sup>2</sup> total       |

### NOTES:

- Accessory structures must be behind the front building line of existing residence.
- Accessory structures may not have basement, kitchen, fireplace, sleeping areas, shower or bathing fixtures.
- Only one detached garage is permitted on a single-family lot.
- Above-ground swimming pools** must meet same setback requirements as the residence.