



# 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 (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) >7500 ft <sup>2</sup> = 25% or 2250 ft <sup>2</sup> (≥2 stories) ≤7500 ft <sup>2</sup> = 35% (<2 stories) >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> 10,001-19,999 ft <sup>2</sup> = 30% or 3500 ft <sup>2</sup> ≥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 (GARAGES, SHEDS, IN-GROUND SWIMMING POOLS, ETC.)				
Maximum Height	Minimum Distance from Other Structures	Minimum Setback Lines (See Notes A-D Below)		Maximum Total Coverage by all Accessory Structures
		Side	Rear	
24' and 1 ½ Stories (& less than house height)	10'	5'	5'	7% of Lot, up to 1,500 ft <sup>2</sup> total

**NOTES:**

- Accessory structures must align with or be behind the front line of the existing residence. For corner lots, this applies to each frontage.
- 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.