



# SUMMARY OF SINGLE-FAMILY ZONING REGULATIONS

## Requirements for Primary Structures (Z&S Code §25-48)

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 with the primary front yard on the narrower street dimension and the secondary front yard on the wider street dimension. The rear yard is the side opposite the primary front yard – no matter the orientation of the house.

**Maximum building height** for primary structures is 35' and 2½ stories.

LOT SIZE AND YARD SETBACK REQUIREMENTS						
Zoning District	Minimum Lot Size	Lot Width	Minimum Setback Lines			Side Setback if Less than Code Width (at Minimum Front Setback)
			Front <small>Notes 1-4</small>	Rear <small>Notes 2 &amp; 3</small>	Side <small>Note 2</small>	
R-1	43,560 ft <sup>2</sup>	150'	60'	50'	25'	1/6 of Lot Width, but not less than 12'
R-2	25,000 ft <sup>2</sup>	125'	50'	45'	20'	1/6 of Lot Width, but not less than 12'
R-3	15,000 ft <sup>2</sup>	100'	40'	35'	12'	12' or 20% of Lot Width, whichever is <i>smaller</i>
R-4	7,500 ft <sup>2</sup>	60'	35'	30'	8'	5'
R-5	7,500 ft <sup>2</sup>	60'	35'	30'	8'	5'

**NOTES:**

- (1) If block is more than 40% developed, the front yard setback for new structures is the average of the front yard setbacks of abutting lots. Corner lot secondary front yard setbacks in R-3 and R-4 are 20% and 30% of the lot width respectively. 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 setbacks shall not be less than 5 feet.
- (3) Unenclosed porches and uncovered decks not more than 1 story in height may encroach up to 10' from the conforming front or rear setback line.
- (4) An attached garage with a front-facing entrance shall not exceed 55% of the overall width of the façade, nor project more than 8' beyond the front face of the house with an attached porch.

LOT COVERAGE AND FAR REQUIREMENTS		
Zoning District	Lot Coverage (Area of building footprint of all structures under a roof including accessory structures and covered porches/decks divided by lot area – greater ft <sup>2</sup> shall apply)	Floor Area Ratio (Area of 1 <sup>st</sup> and 2 <sup>nd</sup> floors of the house, plus ½ of attached garage divided by lot area – greater ft <sup>2</sup> shall apply)
R-1	Lot Area ≤7500 ft <sup>2</sup> (1 story) = 35%	Lot Area ≤7500 ft <sup>2</sup> (1½ & 2 stories) = 30% or 1750 ft <sup>2</sup>
R-2		
R-3	Lot Area >7500 ft <sup>2</sup> (1 story) = 30% or 2625 ft <sup>2</sup>	Lot Area >7500 ft <sup>2</sup> (1½ & 2 stories) = 25% or 2250 ft <sup>2</sup>
R-4		
R-5		
		≤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>
		N/A in R-5

## Requirements for Detached Accessory Structures (Z&S Code §25-41)

**Accessory structures** must align with or be behind the front line of the existing residence, not including a front porch. For corner lots, this applies to each frontage.

**Accessory structures** may not contain basements, cooking facilities, sleeping areas, and shower or bathing fixtures.

**Only one detached garage** is permitted on a single-family lot. Detached storage/utility sheds, gazebos, pool houses, greenhouses and the like are limited to two per lot.

**Above-ground swimming pools** must meet same setback requirements as the primary structure.

HEIGHT, SETBACK AND LOT COVERAGE REQUIREMENTS (garages, sheds, gazebos, in-ground swimming pools, etc.)				
Maximum Height	Minimum Distance from Principal Building	Minimum Setback Lines <small>Notes A - C</small>		Maximum Total Coverage of all Accessory Structures
		Side	Rear	
24' and 1½ Stories (& less than house height)	10'	5'	5'	7% of Lot or 1,500 ft <sup>2</sup> (whichever is less)

**NOTES:**

- Accessory structures with any one wall 25' or longer must be set back from the side and rear property lines the same distance as the side yard setback of the primary structure. In-ground pools are exempt from this requirement.
- Accessory structures shall not be located on a utility easement.
- Patios, terraces and decks, including those surrounding a swimming pool, must be set back a minimum of 2' from all lot lines.