

Site and Structure Bulk Requirements for Residence District

Table 1B

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
<b>Minimum Lot Size (square feet)</b>												
<i>General</i>	5 acres	2.5 acres	60,000	43,560	30,000	20,000	15,000	15,000	12,500	10,000	See Sections 6.12.2	See Sections 6.12.2
<i>Non-Residential Use</i> (Am. Ord. 08-048, passed 09/09/08)											20,000	20,000
<b>Minimum Lot Width (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>All Uses</i>	300	300	165	150	120	100	100	100	70	70	60	60
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	90	90
<b>Lot Width of Corner Lot (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>General</i>	347	347	200	180	150	130	130	130	-	-		75
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	105	105
<b>Minimum Lot Frontage (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>General</i>	270	270	150	135	110	90	90	90	-	-	50	50
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	80	80
<b>Minimum Lot Depth (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>All Uses</i>	210	210	180	140	140	140	130	130	-	-	-	-
<b>Minimum Yard Requirements (feet)</b>												
<b>Front Yard/Corner Side Yard</b>												
<i>Residential</i>												
Non-Dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated Right-Of-Way	67	67	50	40	40	40	40	30	40	40	47	47
<i>Non-Residential Use</i> (Am. Ord. 08-048, passed 09/09/08)												
Non-Dedicated right-of-way	130	130	120	110	110	110	110	110	110	110	110	110
Dedicated Right-Of-Way	97	97	80	70	70	70	70	70	70	70	70	70
<b>Side Yard</b> (Am. Ord. 08-048, passed 09/09/08)												
												25 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Residential</i>	30	30	25	20	20	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	10	5		
<i>Non-Residential Use</i>	50	50	50	40	40	25	25	25	25	25	25	25
<b>Rear Yard</b> (Am. Ord. 08-048, passed 09/09/08)												
												40 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Residential</i>	80	80	70	40	40	40	30	30	30	25		
<i>Non-Residential Use</i>	110	110	100	70	70	70	60	60	60	60	60	60
<b>Maximum Height (feet)</b>												
<i>All Uses</i>	35	35	35	35	35	35	35	35	35	35	35	35, or no more than 3 stories
<b>Maximum Lot Coverage (Percentage)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>Residential</i>	20	20	20	20	25	30	40	40	40	45	50	45
<i>Non-Residential Use</i>	30	30	30	30	35	40	50	50	50	50	50	50
<b>Impervious Surface Coverage (Percentage)</b> (Am. Ord. 09-065, passed 10/13/09)												
<i>Residential</i>	20	20	20	25	35	40	40	40	45	50	45	45
<b>Minimum Landscape Front Yard/Corner Side Yard (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>Non-Residential Use</i>	30	30	30	30	30	30	30	30	30	30	30	30
<b>Minimum Transition Yard (feet)</b> (Am. Ord. 08-048, passed 09/09/08)												
<i>Non-Residential Use</i>	25	25	25	25	25	25	25	25	25	25	25	25

\* Not Available for Development

**Site and Structure Bulk Requirements for Residence District**

Table 1B

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
<b>Accessory Structures</b> (Am. Ord. 08-048, passed 09/09/08)												
<b>Maximum Size of Accessory Structures</b>												
(total square footage of all detached structures)												
<i>Residential</i>	3.5% of the total lot area**	3.5% of the total lot area**	1800	800	800	800	650	650	650	650	650	650
<b>Minimum Yard Requirement for Accessory Structure (Feet) Greater than 750 Square Feet</b>												
No Accessory Structure Maybe located within the Required Front Yard												
<i>Side Yard</i>	30	30	25	20	20	10	N/A	N/A	N/A	N/A	N/A	N/A
<i>Corner Side Yard/Reversed Corner Lots</i>												
Non-Dedicated right-of-way	100	100	90	80	80	80						
Dedicated Right-Of-Way	67	67	50	40	40	40	N/A	N/A	N/A	N/A	N/A	N/A
<i>Rear</i>	40	40	35	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A
<b>Minimum Yard Requirement for Accessory Structure/Use (Feet) Less than 750 Square Feet</b>												
No Accessory Structure Maybe located within the Required Front Yard												
<i>Side Yard</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>Corner Side Yard/Reversed Corner Lots</i>												
Non-Dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated Right-Of-Way	67	67	50	40	40	40	40	40	40	40	47	47
<i>Rear</i>	30	30	15	10	10	10	10	10	10	10	10	10
<b>Maximum Height Accessory Structure (Feet)</b>												
<i>All Uses</i>	20	20	20	15	15	15	15	15	15	15	15	15
<b>Other Provisions</b>												
Section	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12
See Following Section for Regulations on Stables	8.41	8.41	8.41									

# Accessory Structures are not permitted in the R6 and R6-A with the exception of existing single-family detached residential developments.

\*\*Area of Accessory Structures may at least total 650 square feet, regardless of the size of the lot, however in no case shall the total square footage of accessory structures exceed the lesser of 10,000 square feet or 3.5% of the lot size.

\* Not Available for Development