

TEXT REGULATION CHANGE

In conjunction with Sec. 3.1.4.1 – Figure 2 regarding distance from dwelling unit.

3.1.4.1 Schedule of Lot and Building Requirements for One Family Residential Districts

Figure 2: Lot and Building Requirements for One Family Residential Districts

	Categories						
	R-A	R-30	R-18	R-12.5	R-10	R-7.5	R-5
Minimum Requirements							
Lot Area (Square Feet)	43,560	30,000	18,000	12,500	10,000	7,500	5,000
Lot Width (Feet)	150	125	100	80	70	60	50
Lot Depth (Feet)	150	135	125	100	100	85	70
Principal Uses							
Front Yard (Feet)	50	50	40	30	25	20	*
Each Side Yard (Feet)	25	20	15	10	10	**	**
Rear Yard (Feet)	50	40	30	25	25	25	20
<p>*Ten feet or the actual front yard setback, whichever is greater; except that the minimum required front yard shall not be required to exceed 20 feet.</p> <p>**One side ten (10) feet; other side five (5) feet</p>							
Accessory Structures:							
Side Yard (Feet)	15	15	10	4	4	4	4
Rear Yard (Feet)	10	10	10	5	5	5	5
<p>Distance from dwelling unit = 8 ft. — all residential zones (Sec.4.1.1.4 — No accessory building shall be less than 8 feet from dwelling unit)</p> <p>Maximum Height = 15 ft. — all residential districts</p> <p>(Sec. 4.1.1.3. — No accessory building shall exceed 15 feet in height)</p>							
Maximum Permitted							
Bldg. Height Stories	3	3	3	3	3	3	3
Feet (in height)	35	35	35	35	35	35	35
Bldg. Area as % of Lot	15%	20%	25%	30%	35%	40%	45%
Lot Coverage	25%	30%	40%	45%	50%	60%	65%

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Effective 1/8/2016