

RESIDENTIAL SETBACK AND AREA REQUIREMENTS

The following matrix indicates restrictions and regulations for the use and location of all residential structures permitted in the R-1, R-2, R-3, R-4 and MH zone districts:

		R-1	R-2	R-3	R-4	MH
1.	Minimum lot area square foot	7,500	6,000	6,000	6,000	5,000
2.	Minimum lot area per dwelling unit square foot	7,500	6,000	3,000 ¹	1,500 ²	5,000
3.	Minimum gross floor area square foot	1,200	1,000	N/A	N/A	N/A
4.	Minimum lot area for accessory use square foot	N/A	N/A	N/A	N/A	6,000
5.	Minimum number of off-street parking spaces per dwelling unit	2	2	2	2	2
6.	Minimum front yard setback for all principal buildings and uses	20'	20'	20' ³	20' ³	12'/20' ⁴
7.	Minimum front yard setback for all principal buildings and uses on a corner lot and building face which is not a main entry	15'	15'	15'	15'	10'
8.	Minimum rear yard setback for all permitted principal buildings and uses	20'	15'	15'	15'	10'
9.	Minimum rear yard setback for all accessory structures except shed structures.	7.5'	7.5'	7.5'	7.5'	7.5'
10.	Minimum rear yard setback for shed structures	3'	3'	3'	3'	3'
11.	Minimum side yard setback for all permitted principal buildings and uses	10'	7.5'	7.5' ³	7.5' ³	12'/7.5' ⁵
12.	Minimum side yard setback for all accessory structures except shed structures.	7.5'	7.5'	7.5'	7.5'	7.5'
13.	Minimum side yard setback for all shed structures.	3'	3'	3'	3'	3'
14.	Minimum open space in percentage of lot area and in square footage	50% of lot	30% of lot	1,500 ⁶ sq.ft./unit	1,000 ⁶ sq.ft./unit	1,000 sq.ft./unit
15.	Maximum height for all permitted principal structures	35'	35'	50'	50'	35'
16.	Minimum width of zone lot	80'	60'	60'	60'	50'

¹ For multiple-family dwelling units only; the required minimum lot area for single-family dwelling units shall be six thousand (6,000) square feet.

² One thousand five hundred (1,500) square feet for each dwelling unit in a multiple-family dwelling in excess of four (4) dwelling units.

³ Add one (1) foot to the minimum setback for every one (1) foot over thirty-five (35) feet in height of the building.

⁴ Twelve (12) feet front yard setback; twenty (20) feet if front parking is provided.

⁵ Twelve (12) feet, main entry side; seven and one-half (7.5) feet, non-entry side.

⁶ Zone lots occupied by single-family dwellings and mobile homes shall maintain fifty (50) percent of the lot as open space.