

Zoning District Category	RESIDENTIAL													
	ZONING DISTRICTS													
Zoning District:	RH-35	SR-2	SR-3	SR-5	SR-7	MH-7*		DR-8	TF-10	TRD-12	MRL-12	MRM-20	MRH-50	
Comparable Current District	A/R	New	R-1	R-2	New	Mobile Home Park		R-3	New	New	R-4	New	New	
Zoning District Name:	Rural Holding District	Single Family Residential -2 District	Single Family Residence -3 District	Single Family Residence - 5 District	Single Family Residence - 7 District	Mobile Home Subdivision or Park	MH-7 Nonresidential Uses	Duplex Residential - 8 District	Two-Flat Residential-10 District	Townhome Residential-12 District	Multi-Family Residential Low-12 District	Multi-Family Residential Medium - 20 District	Multi-Family Residential High-50 District	
Baseline Development	Farmet	Single Family	Single Family	Single Family	Single Family	Mobile Home	Mobile Home	Duplex/ Twin House	Two-Flat	3-12 Units	3-12 Units	12-20 Units	21+ Units	
Density and Intensity Limits:														
Approx. Residential Density (dwelling units per acre)	35 (1)	2	3 (3)	5 (5)	7	7	7	8	10	12	12	20	50	
Lot Requirements:														
Minimum Lot Area (square feet)	40,000 (40,000)	15,000	10,000 (10,000)	7,000 (7,000)	4,000	5,000 (5,000)	5,000 (5,000)	9,600 (7,000)	7,000	15,000 and 3,630 Per DU	15,000 and 3,630 Per DU (7,000)	20,000 and 2,178 Per DU	20,000 and 871 Per DU	
Minimum Lot Width (linear feet measured at the front setback line)	150 (150)	100	80 (80)	60 (60)	50 Corner 40 Other	40 (44)	40	80 or 30 (60)	60	80 or 30	80 (60)	100	100	
Minimum Street Frontage (linear feet measured at right-of-way/front property line)	75	50	40	30	30	30	30	40	30	40	40	50	50	
Minimum Lot Depth (linear feet)	120	120	120	120	100	120	120	120	120	120	120	120	120	
Maximum Impervious Surface Ratio (percentage of square feet)	40%	45%	50%	55%	60%	60%	60%	55%	55%	60%	60%	60%	60%	
Principal Building Setbacks:														
Minimum Front Street Setback (for principal building)	30 (25)	30	25 (25)	17 (20)	17 Min 25 Max	12 (25)	12	17 (20)	17	12	15 (15)	20	25	
Porch Setback - Front and Side Yard (for principal building)	22	22	17	10	10	12	12	10	10	5	7	12	17	
Minimum Street Side Setback - Corner (for principal building)	30	30	20 (20)	15 (15)	15	20 (25)	20	25 (15)	25	15	15 (12)	20	20	
Minimum Side Yard Setback - Interior (for principal building)	15 (15)	10	10	8 (8)	7	7 (25)	7	8 or 0 (8)	8	8 or 0	8 (5)	8	8	
Minimum Rear Yard Setback (for principal building)	55 (3)	30	30 (35)	25 (30)	20	20 (25)	20	30 (30)	25	30	30 (30)	30	30	
Minimum Principal Building Separation (for principal building)	10	10	10	10	10	10	20	10	10	10	10	10	10	
Minimum Principal Dwelling Unit Structure Area (for principal building)	800 SF	800 SF	800 SF	800 SF	800 SF	800 SF	800 SF	800 SF	800 SF	800 SF and 400 Per Bedroom	800 SF and 400 Per Bedroom	400 SF and 400 Per Bedroom	400 SF and 400 Per Bedroom	
Maximum Building Height (for principal building)	35 (35)	35	35 (35)	35 (35)	35	18 (20)	18	35 (35)	35	35	35 (FAR)	45	55	

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Baseline Development	Farmet	Single Family	Single Family	Single Family	Single Family	Mobile Home	Mobile Home	Duplex/ Twin House	Two-Flat	3-12 Units	3-12 Units	12-20 Units	21+ Units	
Accessory Residential Building Requirements:														
Minimum Front Yard Setback (for accessory building)	Even with structure (25)	Even with structure	Even with structure (25)	Even with structure (20)	Even with structure	Even with structure	Even with structure	Even with structure (25)	Even with structure	Even with structure	Even with structure (15)	Even with structure	Even with structure	
Minimum Side Yard Setback - Interior (for accessory building)	15 (15)	10	10 (10)	8 (8)	6	3	3	10 (10)	8	5	5 (5)	5	5	
Minimum Side Yard Setback - Corner (for accessory building)	Even with structure (None)	Even with structure	Even with structure (20)	Even with structure (15)	Even with structure	Even with structure	Even with structure	Even with structure (20)	Even with structure	Even with structure	Even with structure	Even with structure	Even with structure	
Minimum Rear Yard Setback (for accessory building)	3 (3)	5	3 (3)	3 (3)	3	3	3	3 (3)	3	3	3 (3)	3	3	
Maximum Building Height (for accessory building)	18 (FAR)	22	22 (FAR)	22	22	18	18	22 (FAR)	22	18	18	18	18	
Accessory Nonresidential Building Requirements:														
Minimum Front Yard Setback (for accessory building)	60 and 5 from structure (25-200)	60 and 5 from structure	60 and 5 from structure (25-100)	60 and 5 from structure (25-100)	60 and 5 from structure	Even with structure	Even with structure	60 and 5 from structure (25-100)	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	
Minimum Side Yard Setback - Interior (for accessory building)	20 (50)	5	5 (50)	5 (10-50)	10	3	3	5 (50)	5	5	5	5	5	
Minimum Side Yard Setback - Corner (for accessory building)	60 and 5 from structure (None)	60 and 5 from structure	60 and 5 from structure (20-50)	60 and 5 from structure (20-50)	60 and 5 from structure	3	3	60 and 5 from structure (20-50)	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	60 and 5 from structure	
Minimum Rear Yard Setback (for accessory building)	5 (100-200)	5	5 (50-100)	5 (50-100)	5	5	5	5 (50-100)	5	5	5	5	5	
Maximum Building Height (for accessory building)	45 (FAR)	18	18 (FAR)	18 (FAR)	18	18	18	18 (FAR)	18	18	18	18	18	
Miscellaneous Requirements:														
Minimum Pavement Setback (linear feet from the right-of-way/interior lot line)	Min. setbacks for principal structures	5 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	2 on side and rear and 10 from ROW	2 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	2 on side and rear and 10 from ROW	2 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	5 on side and rear and 10 from ROW	
Minimum On-Site Parking (per dwelling unit or land use)	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 per unit	2 per unit	1.5 per unit + 0.5 per bedroom	1.5 per unit + 0.5 per bedroom	1.5 per unit + 0.5 per bedroom	1.5 per unit + 0.5 per bedroom	