

5.04. Residential Zoning District Dimensional Regulations Chart

Regulation	Residential Zoning Districts										
	AE, Agricultural Estate District	CE, Country Estate District	SF-1, Single-Family Dwelling District	SF-2, Single-Family Dwelling District	SF-3, Single-Family Dwelling District	MH, Manufactured Housing District	TH, Townhouse (Attached) Dwelling District	2F, Two-Family Dwelling (Duplex) District	MF-16, Multiple-Family Dwelling District	MF-22, Multiple-Family Dwelling District	
<b>Lot Dimensions</b>											
Minimum Lot Area <sup>(1)</sup>	2 Acres (87,120 SF)	43,560 SF	9,000 SF	7,000 SF	5,500 SF	5,000 SF	2,500 SF	7,000 SF per duplex or 3,500 SF per Dwelling Unit	2 Acres (87,120 SF)	2 Acres (87,120 SF)	
Minimum Lot Width: Interior Lot	150'	100'	80'	65'	50'	50'	25'	70' per duplex or 35' per Dwelling Unit	150'	150'	
Corner Lot	150'	100'	85'	70'	55'	55'	30'	75' per duplex or 37.5' per Dwelling Unit	150'	150'	
Minimum Lot Depth	150'	120'	100'	100'	100'	100'	100'	100'	100'	100'	
<b>Yard Setback Dimensions</b>											
Minimum Front Yard Setback <sup>(2)</sup>	40'	35'	25'	20'	20'	20'	20'	20'	20'	20'	
Minimum Front Yard Setback – If lot is served by a paved alley and no front entry is provided or allowed (i.e., no driveway may be in the front yard and access must be from the alley.)	40'	35'	10'	10'	10'	20'	5'	10'	20'	20'	
Minimum Side Yard Setback: Interior Lot	15'	10'	5'	5'	5'	5'	0' between attached units/ 10' minimum on end units	0' between attached units/ 5' minimum on end units	15'	15'	
Corner Lot – Exterior (Street) Yard	15'	10'	10'	10'	10'	10'	10'	10'	20'	20'	
Minimum Rear Yard Setback: Where an alley adjoins the rear lot line <sup>(3)</sup>	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure with no alley access 5' = any structure (garage, carport) with alley access 10' = 2 story structure 20' = 3 story structure	0' = 1 story structure 20' = portions of structure that (a) exceeds one-story and (b) is adjacent to any SF or 2F zoning district 50' = any structures over 1 story with windows or doors facing SF or 2F zoning district	0' = 1 story structure. 20' = portions of structure that (a) exceeds one-story and (b) is adjacent to any SF or 2F zoning district 50' = any structures over 1 story with windows or doors facing SF or 2F zoning district.
Where no alley adjoins the rear lot line	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 20' = 2 story structure	10' = 1 story structure 40' = portions of structure that (a) exceeds one-story and (b) is adjacent to any SF or 2F zoning district 50' = any structures over 1 story with windows or doors facing SF or 2F zoning district	10' = 1 story structure. 40' = portions of structure that (a) exceeds one-story and (b) is adjacent to any SF or 2F zoning district 50' = any structures over 1 story with windows or doors facing SF or 2F zoning district	
<b>Floor Area</b>											
Minimum Floor Area	None	None	None	None	None	None	None	None	500 SF per 1 Bedroom unit. 750 SF per 2 Bedroom unit. 150 SF per each add'l room.	500 SF per 1 Bedroom unit. 750 SF per 2 Bedroom unit. 150 SF per each add'l room.	
<b>Structure Height</b>											
Maximum Height (feet/stories)	42'	42'	42'	42'	42'	28'	42'	28'	42' / 3 Stories	56' / 4 Stories	
<b>Building Area Coverage</b>											
Maximum Lot Area allowed to be Covered by Buildings (percentage includes all buildings)	50%	50%	50%	60%	65%	None	85%	65%	60%	60%	

<sup>(1)</sup> SF = Square Feet.

<sup>(2)</sup> Where a lot abuts the turnaround at the end of a **Cul-de-sac** street, the setback required in any of the **Residential Zoning Districts** may be reduced by not more than ten feet if the lesser setback to be observed is shown on a **Plat** approved by the **Planning and Zoning Commission** and recorded with the **County** Clerk, and if such building line is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line; provided, however, that such building line shall be not less than 65 feet from the center or radius point of such turnaround.

<sup>(3)</sup> Where an alley adjoins the rear lot line, a one-story structure may be built to the rear property line except that in no case shall a vehicle entrance to a garage, carport or similar facility that faces a rear alley be less than five feet from the rear lot line and no encroachment or overhang beyond the lot line shall be permitted.