

APPENDIX A

	A	RE	R1	R2	R3L	R3	R4	R-MF-16				
Category Names	Agricultural	Residential Estates	Single-Family Residential 1 unit/acre	Single-Family Residential 2 units/acre	Single-Family Residential 3 units/acre (L)	Single-Family Residential 3 units/acre	Single-Family Residential 4 units/acre	Multi-Family Residential 16 units/acre				
Density	1 unit/5 acres	1 unit/2 acres	1 unit/acre	2 units/acre	3 units/acre	3 units/acre	4 units/acre	16 units/acre				
Minimum lot size	5 acres	2 acres	1 acre	1/2 acre	14,250 sf	9,600 sf	8,000sf	8,000sf (excluding townhomes)				
Duplex	NP	NP	NP	NP	NP	NP	Conditional, min. lot size 12,000 sf per duplex	12,000 sf per duplex				
Townhomes (single-family attached)	NP	NP	NP	NP	NP	NP	NP	Permitted (see minimum dimension specifications below)				
Multi-Family (3 or more connected units)	NP	NP	NP	NP	NP	NP	NP	Permitted 12,000 sf minimum lot size				
Nonresidential Uses	5 acres	2 acres	1 acre	1/2 acre	14,250	9,600	10,000	10,000 sf minimum lot size shall follow setbacks for "multi-family"				
Max Building Height	45'	35'	35'	35'	35'	35'	35'					
Max Number of Stories								4 stories* *The Fire Marshal will need to determine if adequate fire-fighting equipment is available when determining number of stories allowed.				
							Single Family Detached	Duplex	Single Family Detached	Duplex	Multi-Family	Townhome
Lot Width Minimum	240'	200'	120'	100'	100'	80'	70'	90'	70'	90'	100'	minimum exterior lot width 40'; minimum interior lot width 20'
Lot Depth Minimum	400'	200'	120'	120'	120'	120'	110'	110'	110'	110'	100'	110'
Setbacks for 1 and 2 Story Structures												
Front Setback	30'	30'	30'	30'	30'	30'	25'	25'	25'	25'	20'	20'
Side Setback	30'	30'	20'	10'	15'	7'	7'	7'	10'	10'	10'	10' <div>Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 10 feet.</div>
Street Side Setback	30'	30'	25'	25'	25'	25'	20'	20'	20'	20'	20'	20'
Rear Setback	30'	30'	25'	25'	25'	25'	15'	15'	25'	25'	25'	25'
Setbacks for 3 and 4-Story Structures												
Front Setback	30'	30'	30'	30'	30'	30'	30'	30'	25'	25'	25'	25'
Side Setback	30'	30'	20'	10'	15'	7'	10'	10'	15'	15'	25'	15' <div>Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 15 feet.</div>
Street Side Setback	30'	30'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Rear Setback	30'	30'	25'	25'	25'	25'	25'	25'	30'	30'	30'	30'
Maximum Impervious Area (structures)	45%	45%	55%	55%	55%	60%	60%		75%			

* Fire Code regulations may require greater setback distances or fewer allowable stories than those given in this chart