

Bulk Regulations: Setbacks, Height, & Density Per Zoning District

Zoning District Classification	A1	RR	R1	R1A	R1B	R1C*	R2	R3	R4	CBD*	CUC*	CC*	CPD*	INS*	M1*	M2*
MINIMUM LOT AREA <i>(square feet, unless noted otherwise)</i>										None	None		10,000	None	7,000	7,000
- One-Family	10 Ac**	1 Ac	10,000	8,500	7,000	5,500	7,000	6,500								
- Duplex, Townhouses	-	-	-	-	-	-	7,500	7,000								
- Multi-Family	-	-	-	-	-	-	-	8,000								
- Other Permitted Uses	10 Ac	1 Ac	10,000	8,500	8,000	5,500	-	8,000				7,000				
- Mobile Home									5,500							
MINIMUM LOT WIDTH (feet)										None	None		80	None	60	60
- One-Family	200	100	80	65	65	55	60	50								
- Duplex							70	60								
- Townhouses								20								
- Multi-Family								80								
- Other Permitted Uses								80	50			50				
MINIMUM SITE AREA PER HOME BY RESIDENCE TYPE (square feet)																
- Single-Family	10 Ac	1 Ac	10,000	8,500	7,000	5,500	7,000	6,500								
- Two-family, duplex							3,750	3,500			NA	NA	NA	NA	NA	NA
- Townhouse/Multi-family ≤4 units								2,000								
- Multi-family with 5+ unit																
BULK STANDARDS (feet)																
- Front Yard	75	40	30	25	25	20	25	25	25	0*	12.5*	25*	40	35*	25	50
- Street Side Yard	50	30	20	15	15	10	20	15	10	0*	10*	15*	25	25	25	25
- Interior Side Yard																
1 to 1.5 stories	10	10	10	7	7	7*	7	7	10	0*	10*	10*	10	8	0*	0*
2-3 stories	15	15	10	10	10	7*	10	10	10	0*	12*	12*				
More than 3 stories	NA	NA	NA	NA	NA	NA	-	12	10	0*	12*	12*				
Nonresidential Uses	-	-	-	-	-	-	-	10	10	0*	12*	15*				
- Rear Yard	75	40	40	35	30	30	35	40	25	0*	20*	25*	25	25	25	40
- Maximum Height (feet)	35	35	35	35	40	40	35	45	45	None	None	50	50	None	75	None
- Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA	1.0	0.5	None	None	1.0	0.5	None	1.0	None
- Maximum Parking in Side Yard for Nonresidential Uses (%)	NA	NA	NA	NA	NA	NA	35%	35%	50%	NA	35%	NA	50%	NA	NA	NA

* See Table 165.12-3 Notes & Clarifications (pg. 1002) | ** 3-Acre minimum per 28E for single-family non-farm residences in two-mile area