



Single Family (SF-2) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 & 3.06 of the [Unified Development Ordinance](#).

Single Family – 2 Zoning District (SF-2)

The SF-2, Single-Family Residential district is intended as an area for low density residential uses in a semi-rural to rural environment. The minimum lot size of one (1) acre. The maximum base density is 0.8 dwelling units per gross acre. The principal purpose of this district is large-lot single-family residential development; small lot or residential subdivision development is discouraged. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate low densities. Limited public services may be extended to this district based upon proximity to existing services.

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	SF-2, Single Family Residential
Lot Dimensions	
Minimum Lot Area	1 Acres (43,560 Square Feet)
Maximum Density Per Gross Acre	0.8 Dwelling Units Per Gross Acre
Minimum Lot Width	170 Feet
Minimum Lot Depth	175 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	70 Feet
Minimum Side Yard Setback	30 Feet
Minimum Rear Yard Setback	80 Feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	2,200 Square Feet
Structure Height	
Maximum Height (feet)*	40 Feet
Building Coverage Area	
Maximum Building Area Coverage (all buildings including accessory)	30%
*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.	

