



Single Family (SF-5) 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 – 5 Zoning District (SF-5)

The SF-5, Single-Family Residential district is intended as an area primarily for medium density single-family uses on small lots. The minimum lot size is 7,000 square feet. The maximum base density is four (4) dwelling units per gross acre. This district is appropriate for existing single-family neighborhoods having typically smaller sized lot patterns, as well as for development of additional family housing areas. Higher density development may be permissible where certain criteria are met through the use of a flexible planned residential development.

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

Regulation	SF-5, Single Family Residential
Lot Dimensions	
Minimum Lot Area	7,000 Square Feet
Maximum Density Per Gross Acre	4.0 Dwelling Units Per Gross Acre
Minimum Lot Width	70 Feet
Minimum Lot Depth	75 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	25 Feet
Minimum Side Yard Setback	0 Feet for one (1) side yard and 10 Feet for the other side yard
Minimum Rear Yard Setback	20 Feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	1,600 Square Feet
Structure Height	
Maximum Height (feet)*	40 Feet
Building Coverage Area	
Maximum Building Area Coverage (all buildings including accessory)	55%
*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.	

