



## Single Family (SF-4) 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 – 4 Zoning District (SF-4)

The SF-4, Single-Family Residential district is intended as an area primarily for medium density single-family uses on medium sized lots. The minimum lot size of 24,000 square feet. The maximum base density is 1.4 dwelling units per gross acre. This district is appropriate for existing single-family neighborhoods having typically moderate 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 flexible planned residential development.

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

Regulation	SF-4, Single Family Residential
<b>Lot Dimensions</b>	
Minimum Lot Area	24,000 Square Feet
Maximum Density Per Gross Acre	1.4 Dwelling Units Per Gross Acre
Minimum Lot Width	120 Feet
Minimum Lot Depth	125 Feet
<b>Yard Setback Dimensions</b>	
Minimum Front Yard Setback	60 Feet
Minimum Side Yard Setback	20 Feet
Minimum Rear Yard Setback	40 Feet
<b>Dwelling Unit Size</b>	
Minimum Dwelling Unit Size	2,000 Square Feet
<b>Structure Height</b>	
Maximum Height (feet)*	40 Feet
<b>Building Coverage Area</b>	
Maximum Building Area Coverage (all buildings including accessory)	35%
*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.	

