



**3.05.03. Residential Zoning District Dimensional Regulations Chart**

Regulation	<u>SF-1, Single-Family Residential</u>	<u>SF-2, Single-Family Residential</u>	<u>SF-3, Single-Family Residential</u>	<u>SF-4, Single-Family Residential</u>	<u>SF-5, Single-Family Residential</u>	<u>MF, Multifamily Residential</u>
<b>Lot Dimensions</b>						
Minimum Lot Area	2 Acres (87,120 Square Feet)	1 Acre (43,560 Square Feet)	1 Acre (43,560 Square Feet)	24,000 Square Feet	7,000 Square Feet	1 Acre (43,560 Square Feet)
Maximum Density Per Gross Acre	0.4 Dwelling Units Per Gross Acre	0.8 Dwelling Units Per Gross Acre	1.0 Dwelling Units Per Gross Acre	1.4 Dwelling Units Per Gross Acre	4.0 Dwelling Units Per Gross Acre	6.0 Dwelling Units Per Gross Acre
Minimum Lot Width	250 Feet	170 Feet	170 Feet	120 Feet	70 Feet	70 Feet per Building
Minimum Lot Depth	250 Feet	175 Feet	175 Feet	125 Feet	75 Feet	75 Feet per Building
<b>Yard Setback Dimensions</b>						
Minimum Front Yard Setback	80 Feet	70 Feet	70 Feet	60 Feet	25 Feet	25 Feet
Minimum Side Yard Setback	50 Feet	30 Feet	30 Feet	20 Feet	0 Feet for one (1) side yard and 10 Feet for the other side yard	15 Feet
Minimum Rear Yard Setback	120 Feet	80 Feet	80 Feet	40 Feet	20 Feet	20 Feet
<b>Dwelling Unit Size</b>						
Minimum Dwelling Unit Size	2,200 Square Feet	2,200 Square Feet	2,200 Square Feet	2,000 Square Feet	1,600 Square Feet	850 SF per 1 Bedroom unit. 1,000 SF per 2 Bedroom unit. 120 SF per each add'l room.
<b>Structure Height</b>						
Maximum Height (feet)*	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet
<b>Building Area Coverage</b>						
Maximum Lot Area allowed to be Covered by Buildings (percentage includes all buildings)	25%	30%	35%	35%	55%	50%

\*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.