

SINGLE FAMILY DETACHED (SFD) DWELLING RESTRICTIONS

	ZONING DISTRICT					
	R-1	R-2	R-3	R-4	SMC	AG
MIN. LOT SIZE	1 Acre	*see chart below	**see chart below	3 Acres	5 Acres	Call the Zoning Office
MIN. LOT WIDTH	150 ft.	*see chart below	**see chart below	150 ft.	300 ft.	Call the Zoning Office
MAX. BLDG. COVERAGE	15%	*see chart below	**see chart below	15%	5%	Call the Zoning Office
FRONT YARD SETBACK	35'	25'	25'	35'	50'	Call the Zoning Office
SIDE YARD SETBACK	25'	15'	15'	15'	50'	Call the Zoning Office
REAR YARD SETBACK	35'	30'	30'	30'	50'	Call the Zoning Office

* R-2, SUBURBAN RESIDENTIAL ZONING DISTRICT

PRINCIPLE USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE
SFD Connected to Public Sewer	20,000 ft ²	100 ft.	20%
SFD Connected to Public Water, but not sewer and in ES Zone	1 Acre	100 ft.	20%
SFD Connected to Public Water, but not sewer, not in ES Zone	20,000 ft ²	100 ft.	20%
SFD Connected to neither Public water or sewer	1 Acre	100 ft.	20%

** R-3, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT

PRINCIPLE USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE
SFD Connected to Public Sewer	14,000 ft ²	100 ft.	20%
SFD Connected to Public Water, but not sewer and in ES Zone	1 Acre	100 ft.	20%
SFD Connected to Public Water, but not sewer, not in ES Zone	20,000 ft ²	100 ft.	20%
SFD Connected to neither Public water or sewer	1 Acre	100 ft.	20%
Single Family Attached Dwelling	2 Acres	200 ft.	25%
Two-Family Detached Dwelling	20,000 ft ²	100 ft.	20%
Multi-Family Dwelling	5 Acres	300 ft.	25%