

4.3 Lot Standards Tables 4

Table 4.2: Residential Districts Lot Standards

Regulation		SF	SF1	SF2	SF3	TR	MF	MH
Minimum Lot Size (square feet per unit)		20,000	12,500	9,000	7,500	6,000	4000 (1br) 5000 (2br) 6000 (3br)	5 ac (park) 4000 (site)
Minimum Lot Width (feet, measured at setback line)		125	100	75	65	50	100	100 (park) 30 (site)
Minimum Lot Frontage (feet, measured at lot line)		75	50	40	40	30	50	50
Front Setback (feet)	Arterial	60	60	60	60	60	60	50 (park) 15 (site)
	Collector/Local	25	25	25	25	20	40	
Side Setback (feet)		15	10	7.5*	7.5*	7.5*	50	50 (park) 15 (site)
Rear Setback (feet)		25	20	20	15	15	30	50 (park) 15 (site)
Agricultural Adjacency Setback (feet)		30	30	30	30	30	NA	NA
Maximum Height (feet)		35	35	35	35	35	45	35
Maximum Lot Coverage for All Impervious Surfaces		35%	35%	35%	45%	70%	65%	50%
Minimum Total Living Area per unit (sq. feet)		2,500	2,000	1,500	1,200	750	750	800
Minimum Ground Floor Living Area per unit (sq. feet)		900	900	900	750	750	750	800
Required Open Space for Subdivisions (percent of net land area)		8%	8%	10%	10%	12%	12%	12%

* Minimum of seven and one-half (7.5) feet or at least twenty percent (20%) of the width of the lot.