

Know your zoning standards!

If you live in the medium density residential (R2) zone,

- The minimum lot size shall be 5,000 square feet for single family or duplexes, and shall not be less than 2,500 square feet per dwelling unit.
- The minimum lot width shall be 40 feet.
- The minimum lot depth shall be 90 feet.
- The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.
- The maximum lot coverage in the R-2 zone shall not exceed 40%.
- The minimum rear yard setback shall be 10 feet
- Front yard setbacks: Buildings shall be placed at least 20 feet from the street line to the nearest part of the building.
- The maximum building or structure height shall be 28 feet, 6 inches.

If you live in the high density residential (R3) zone,

- The minimum lot size shall be 5,000 square feet for single family or duplexes, plus 2,500 square feet for each additional dwelling unit.
- The minimum lot width shall be 40 feet, except on a corner lot it shall be 60 feet.
- The minimum lot depth shall be 90 feet.
- The minimum front yard shall be 20 feet.
- The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.
- The maximum building or structure height shall be 28 feet, 6 inches.
- The minimum rear yard setback shall be 10 feet.
- The maximum lot coverage in the R-3 zone shall not exceed 55%

If you live in the high density residential/limited commercial (R4) zone,

- The minimum lot size shall be 5,000 square feet for single family or duplexes, plus 2,500 square feet for each additional dwelling unit. The minimum lot size for commercial developments shall be 5,000 square feet.
- The minimum lot width shall be 40 feet, except on a corner lot it shall be 60 feet.
- The minimum lot depth shall be 85 feet.
- The minimum front yard shall be 20 feet.
- The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.
- The maximum building or structure height shall be 28 feet, 6 inches.
- The minimum rear yard setback shall be 10 feet.
- The maximum lot coverage in the R-4 zone shall not exceed 60%.

If you live in the special residential/recreational (SRR) zone,

- The minimum lot size shall be 5,000 square feet for single family or duplexes, plus 2,500 square feet for each additional dwelling unit.
- The minimum lot width shall be 40 feet, except on a corner lot it shall be 60 feet.
- The minimum lot depth shall be 90 feet.
- The minimum front yard shall be 20 feet.
- The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.
- The maximum building or structure height shall be 28 feet, 6 inches.
- The minimum rear yard setback shall be 10 feet.
- The maximum lot coverage in the R-3 zone shall not exceed 40%