

## District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft./ Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. <sup>2,3,5</sup>	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-2	N/A	2 Unit/acre	1 Unit	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-4	SF-1A	4 Units/acre	1 Unit	2,100 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-5	SF-1	5 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. <sup>2,3,5</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. <sup>7</sup>	30 ft.	10 ft. <sup>2,3,5</sup>	7 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. <sup>2,3,5</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. <sup>8</sup>	10 ft. <sup>2,3,5</sup>	5 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. <sup>3</sup>	10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
R	R	NA			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 10 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	140 ft./60 ft. <sup>11</sup>
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 30 ft. <sup>2,3,5</sup>	35 ft. and 2.5 stories <sup>4</sup>
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. <sup>9</sup>	0 or 20 ft. <sup>2,3,5</sup>	35 ft.
TND	NA	NA						

**Notes:**

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

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