

### Zoning District Yard Requirements

Zoning District	Maximum Density	Maximum Lot Yield	Min Lot Size	Minimum Width	Minimum Depth	Public Rd frontage	Open Space	Setbacks			Max Bldg Hght Agr Bldgs	
								Front	Side	Rear		
RA	1dw/1acres(14)	4 lots	43,000sqft	125'	150'	125'	none req'd	30'	15'	30'	35'	
								corner lots	abutting a side street	25'		
								accessory structures1	from street	right of way		10'
HA	1dw per lot(14)	4 lots	43,000sqft	125'	150'	125'	none req'd	30'	15'	30'	35'	
								corner lots	abutting a side street	25'		
								accessory structures2	from street	right of way		10'
R-43	1dw per lot(14)	no cap	43,000sqft	125'	150'	125'	none req'd	30'	15'	30'	35'	
								corner lots	abutting a side street	25'		
								accessory structures3	from street	right of way		10'
R-25	1dw per lot(14)	no cap	25,000sqft	125'	150'	125'	none req'd	30'	15'	30'	35'	
								corner lots	abutting a side street	25'		
								accessory structures4	from street	right of way		10'
R-15	1dw per lot(14)	no cap	15,000sqft	80'	120'	125'	none req'd	25'	12'	20'	35'	
								corner lots	abutting a side street	20'		
								accessory structures5	from street	right of way		10'
CR	1dw per lot	no cap	12,000sqft	100'	100'	125'	none req'd	30'	10'	20'	35'	
								corner lots	abutting a side street	20'		
								accessory structures6	from street	right of way		10'
CN	1dw per lot	no cap	12,000sqft	100'	100'	125'	none req'd	30'	10'	20'	35'	
								corner lots	abutting a side street	20'		
								accessory structures7	from street	right of way		10'
CH	1dw per lot	no cap	10,000sqft	75'	100'	125'	none req'd	50'(8)	10'	20'	35'(9)	
								corner lots	abutting a side street	20'		
								accessory structures10	from street	right of way		10'

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IL	1dw per lot	no cap	1 acre	125'	150'	125*	none req'd	65' (11)	25'	30'	35' (12)
						Corner lots	abutting side	street	50'		
						Abutting	property zone:	residential	35'	55'	
						Accessory	structures		20'	20'	
							from street	right of way	30'	30'	
IH	1dw per lot	no cap	1 acre	125'	150'	125*	none req'd	65' (13)	25'	30'	56'
						Corner lots	abutting side	street	50'		
						Abutting	property zone:	residential	35'	55'	
						Accessory	structures		20'	20'	
							abutting prop	zoned resid	30'	30'	
							from street	right of way	30'	30'	

- 1) Not including fences and walls. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and meet all setbacks for the principle building.
- 2) Not including fences and walls. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and meet all setbacks for the principle building.
- 3) Not including fences and walls. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and meet all setbacks for the principle building.
- 4) Not including fences and walls. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and meet all setbacks for the principle building.
- 5) Not including fences and walls. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and meet all setbacks for the principle building.
- 6) Within the first ten (10) feet next to the street of this required yard shall be no signs, parking, or any use other than landscaping.
- 7) Within the first ten (10) feet next to the street of this required yard shall be no signs, parking, or any use other than landscaping.
- 8) Within the first ten (10) feet next to the street of this required yard shall be no signs, parking, or any use other than landscaping.
- 9) Within the first ten (10) feet next to the street of this required yard shall be no signs, parking, or any use other than landscaping.
- 10) Not including fences and walls. Must be located in the rear yard.
- 11) This yard shall not be used for any purpose other than the necessary drives, walks, and landscaping and shall not be used for off-street parking.
- 12) Unless the front yard and each side yard is increased one (1) foot for each one (1) foot, or fraction thereof, of building height in excess of thirty-five (35) feet.
- 13) This yard shall not be used for any purpose other than the necessary drives, walks, and landscaping and shall not be used for off-street parking.
- 14) No more than one (1) principle dwelling per lot, accessory structures permitted on a case by case basis or under family hardship circumstances.

**Private Road Minimum Right-of-way is 45'**

**\*50' Minimum Required on Cul-de-sac**

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