

County Zoning	R1
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Low Density Residential

Minimum Lot Area

w/ Private Sewer & Water:	32,670 sq. ft.
w/ Public Sewer or Water:	20,000 sq. ft.
w/ Public Sewer & Water:	7,200 sq. ft.

Minimum Street Frontage

w/ Private Sewer & Water:	90 ft.
w/ Public Sewer or Water:	75 ft.
w/ Public Sewer & Water:	60 ft.

Maximum Width/Depth ratio:	N/A
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Setback Requirements

Front Yard:	30 ft.
Side Yard:	10 ft.
Rear Yard:	25 ft.

Accessory Buildings

Side yard at Front Building Line	10 (3) ft.
Side yard at Rear Building Line	3 ft.
Rear Yard:	3 ft.

Allowable Coverage and Height

Main Building:	35 %
Maximum Lot Coverage:	50 %
Accessory Building Coverage:	7 %
Maximum Building Height:	45 ft.
Max Accessory Bldg. Height:	15 (4) ft.

Notes: ()

- (1) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 25 feet from any side property line
- (2) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line
- (3) Accessory buildings must be located behind the front building line
- (4) Accessory structures may have a maximum height of 25 feet if they comply with the setback requirements for principal structures
- (5) Principal structures : when adjoining property is zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance
- (6) or 20 feet if the parking is located behind the front building line
- (7) Must be 10 feet on any one side, with a combined total on both sides of at least 25 feet
- (8) Actual height of principal structure
- (9) All structures: when adjoining property is zoned Residential, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance