

TABLE 1 - Residential Development Standards										
District	Base Density	Minimum Lot Area	Minimum Width ²	Minimum Depth	Minimum Setback ¹				Max. Building Height	
					Front ¹¹	Rear ¹³	Side	Corner	Principal Bldg ¹⁰	Accessory Bldg ¹
A-E	n/a	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	n/a	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 upa	80,000 sf	180'	200'	40'	80'	20'	30'	30'	20'
R-1-60	.54 upa	60,000 sf	160'	200'	40'	60'	20'	30'	30'	20'
R-1-40	.81 upa	40,000 sf	140'	200'	30'	40'	20'	30'	30'	20'
R-1-30	1.07 upa	30,000 sf	130'	150'	40'	40'	15'	25'	30'	20'
R-1-20	1.61 upa	20,000 sf	125'	150'	30'	30'	15'	25'	30'	15'
R-1-15	2.15 upa	15,000 sf	100'	125'	30'	30'	15'	25'	25'	15'
R-1-12	2.69 upa	12,000 sf	100'	100'	25'	25'	10'	15-25' ⁸	30'	15'
R-1-9	3.58 upa	9,000 sf	85'	90'	20-25' ⁶	25'	10'	15-25' ⁸	30'	15'
R-1-8	4.03 upa	8,000 s.f	75	90'	20-25' ⁶	25'	10'	15-25' ⁸	30'	15'
R-1-6	5.37 upa	6,000 sf ²	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'
R-3	5.37 upa	6,000 sf ²	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'
R-O	n/a	6,000 sf ²	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'

1- refer to 15.3.24.090(A) for accessory buildings
 2- refer to 15.3.24.090(F) for flag lots.
 3- 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the garage door of a side entry garage.
 4- 5 feet on one side, 10 feet on the other for single family dwellings; 10 feet for non-residential uses.
 5- 15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry of a garage.
 6- flagpoles are limited to the height of principal buildings in residential zones.
 7- maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
 8- on corner lots, the rear setback is reduced by five feet.