

ARTICLE 5: ZONING DISTRICTS: LOT AND AREA REQUIREMENTS

Section 5.15 Transitional Agricultural and Residential Lot and Area Requirements

District	Minimum Lot Size		Minimum Yard Setback			Maximum Building Height
	Area	Width	Front	Side	Rear	
TA - Transitional Agriculture						
Residential Dwelling (private well and/or private sept)	2 1/2 acres	300 feet	(1)	(2)	(3)	35 feet
Residential Dwelling (public water and public sewer)	10,000 sq.ft.	100 feet	(1)	(2)	(3)	35 feet
Other Permitted Uses	3 acres	660 feet	(1)	(2)	(3)	35 feet
Permitted Conditional Uses	20 acres	660 feet	(1)	(2)	(3)	35 feet
Accessory Buildings	-	-	(1)	(2)	(3)	45 feet
LDR-1 - Low Density Residential						
Single Family Dwelling	2 1/2 Acres(4)	70 feet	25 feet	6 feet	10 Feet	35 feet
Other Permitted Uses	2 1/2 Acres(4)	100 feet	25 feet	6 feet	10 Feet	35 feet
Permitted Conditional Uses	2 1/2 Acres(4)	100 feet	25 feet	6 feet	10 Feet	35 feet
Accessory Buildings	-	-	25 feet	6 feet	6 Feet	20 feet
LDR-2 - Low Density Residential						
Single Family Dwelling	8,000 sq.ft.	70 feet	25 feet	6 feet	10 Feet	35 feet
Other Permitted Uses	10,000 sq.ft.	100 feet	25 feet	6 feet	10 Feet	35 feet
Permitted Conditional Uses	10,000 sq.ft.	100 feet	25 feet	6 feet	10 Feet	35 feet
Accessory Buildings	-	-	25 feet	6 feet	6 Feet	20 feet
MDR-1 - Medium Density Residential						
Single-family, detached	6,000	50 Feet	25 feet	6 feet	10 Feet	35 Feet
Single-family, attached	5,000 per unit	50' per unit	25 feet	(6)	10 Feet	35 Feet
Two-family Dwelling***	10,000	100'	25 feet	6 feet	10 Feet	35 Feet
Condominiums and Townhouses	3,000 per unit	25' per unit	25 feet	(6)	10 Feet	35 Feet
Other Permitted Uses and Conditional Uses	8,000	75'	25 feet	25'	10 Feet	45 Feet
Accessory Buildings	-	-	25	6	6 Feet	17 Feet
HDR-1 - High Density Residential						
Single-family, detached	6,000	50'	25'	6 feet	(5)	35'
Single-family, attached	4,000 per unit	50' per unit	25'	6 feet	(5)	35'
Two-family Dwelling***	8,000	100'	25'	6 feet	(5)	35'
Condominiums and Townhouses	2,500 per unit	25' per unit	25'	(6)	(5)	35'
Multi-family Dwelling***	Per Unit					
1-Story	4,000	100'	30'	(6)	(5)	45'
2-Story	2,500	100'	30'	(6)	(5)	45'
3-Story	1,750	100'	30'	(6)	(5)	45'
Other Permitted Uses and Conditional Uses	8,000	75'	25'	10'	(5)	45'
Accessory Buildings	-	-	50'	10'	6 Feet	17'

- (1) Front yard setback shall be fifty feet (50') when abutting a State Highway or County Road, or shall be thirty-five feet (35') when abutting any other street or road, measured from road right-of-way.
- (2) Side yard setback shall be fifty feet (50') when abutting a State Highway or County Road, or shall be thirty-five feet (35') when abutting any other street or road, and shall be fifteen feet (15') from interior property lines, measured from road right-of-way.
- (3) Rear yard setback shall be fifty feet (50') when abutting a State Highway or County Road, or shall be thirty-five feet (35') when abutting any other street or road, and shall be twenty-five feet (25') from interior property lines, measured from road right-of-way.
- (4) If on private sewer and public water minimum lot size may be reduced to 1 1/2 acres. If on private water and public sewer minimum lot size may be reduced to 1/2 acres.
- (5) The Rear Yard setback shall be the lesser of 25 feet or twenty percent (20%) of the lot depth.
- (6) Common wall shall have a zero lot line setback and shall be located on the property line separating both dwellings.
- (7) The rear yard setback for an accessory building having vehicular access from an alley shall be twenty feet (20)