

**ZONING ORDINANCE
AREA AND BULK REGULATIONS
FOR RESIDENTIAL USES**

ZONING DISTRICT	MINIMUM										MAXIMUM		
	TRACT SIZE	OPEN SPACE	LOT			YARD					COVERAGE	HEIGHT	
	Area Acres	Area Percent	Area Acres	Width at Bldg. Line	Width at Street Line	Front	Rear	Side	Aggregate Side	Side Abutting Street	Impervious Surface Percent	Building Percent	Structure
R - 1A			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
R - 1													
Cluster Option	15	30	1/2ac. 21,780	100	50	35	35	15	40	35	45	20	35
R - 2													
on - lot			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
w/sewer			1/2ac. 21,780	100	50	35	35	20	45	35	45	20	35
Cluster-Public Sewer	15	30	1/2ac. 21,780	100	50	35	35	15	40	35	45	20	35
Cluster-Public Sewer/Water	15	30	1/4ac. 10,890	70	50	30	30	10	30	30	50	25	35
R - 3													
on - lot			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
Public Sewer			1/2ac. 21,780	100	50	35	35	20	45	35	45	20	35
Public Sewer/Water			1/4ac. 10,890	70	50	30	30	10	30	30	50	25	35
R - 4													
on - lot			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
Townhouse	10	30											
Public Sewer			1/2ac. 21,780	100	50	35	35	20	45	35	45	20	35
Public Sewer/Water			1/4ac. 10,890	70	50	30	30	10	30	30	50	25	35
R - 5													
on - lot			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
Townhouse Apt	15	30											
Public Sewer			1/2ac. 21,780	100	50	35	35	20	45	35	45	20	35
Public Sewer/Water			1/4ac. 10,890	70	50	30	30	10	30	30	50	25	35
PRC													
Single Fam Dwell			1ac. 43,560	120	50	50	50	25	60	50	40	20	35
Multi Fam Dwell	25		25ac. 1,089,000			100	100	100	200	100	50	20	4 Stories
PRD													
Tract	70	50				100	100	100	200	100			35
Individual lots			Refer to R-2 regulations for single-family detached dwelling units, and R-4 for single family attached dwelling units										35