

<u>Density Designation</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>	<u>Minimum Setbacks*</u>			<u>Maximum Lot Coverage</u>	<u>Minimum Street Frontage</u>
			Front	Rear	Side		
R-40 1 dwelling per 40,000 sq. ft.	100 feet	200 feet	22'	22'	15'	20% for all structures	100 feet 70 feet if on cul-de-sac
R-20 1 dwelling per 20,000 sq. ft.	80 feet	100 feet	22'	22'	10'	30% for all structures	80 feet 50 feet if on cul-de-sac
R-15 1 dwelling per 15,000 sq. ft.	70 feet	90 feet	22'	22'	7'	30% for all structures	60 feet 50 feet if on cul-de-sac
R-10 1 dwelling per 10,000 sq. ft.	60 feet	80 feet	22'	22'	7'	40% for all structures	50 feet 35 feet if on cul-de-sac
R8.5 1 dwelling per 8,500 sq. ft.	50 feet	70 feet	22'	22'	5'	45% for all structures	50 feet 35 feet if on cul-de-sac
R-7 1 dwelling per 7,000 sq. ft.	50 feet	70 feet	22'	22'	5'	50% for all structures	50 feet 35 feet if on cul-de-sac
R-5 1 dwelling per 5,000 sq. ft. 1 duplex per 7,000 sq. ft. 1 triplex per 10,000 sq. ft.	40 feet	60 feet	10'	15'	5/0'	50% (Single Family) 60% (Duplex/Triplex)	40 feet 35 feet if on cul-de-sac Duplex: 80 feet all lots Triplex: 100 feet all lots

* **NOTE:** Setbacks are taken to the foundation of each structure. If any part of a structure extends more than 2 (two) feet beyond the foundation, the extension must be approved by the Planning Department prior to construction.

CORNER LOTS: Using the setbacks established for the SUB/PUD or assigned zoning designation on lots of record, lots are to have a front, rear, street side setback and side yard setback.