

LAND DEVELOPMENT

21 Attachment 7

TABLE 501

MINIMUM DIMENSIONAL REQUIREMENTS

Lots in Standard Residential Development

Zone	Minimum Lot Area	Minimum Lot Width¹ (feet)	Minimum Frontage (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Side Yard Combined (feet)	Minimum Side Yard (feet)	Maximum Coverage
R-1	3 acres	250	125	100	100	100	50 ²	15%
R-2	2 acres	250	125	100	100	100	50 ²	15%
R-3	2 acres	250	125	100	100	100	50 ²	15%
R-4	1 acre	200	100	75	75	50	20 ²	15%
R-5	1 acre	200	100	75	75	50	20 ²	15%
R-6	3/4 acre	150	75	50	50	75 ³	30 ³	18%
R-7	1/2 acre	125	75	40	40	60 ⁴	20 ⁴	20%

NOTES:

¹ On a corner lot, the minimum width shall be 125% of the minimum lot width set forth in Table 501. Only one lot width shall be required to meet the 125% standard.

² Where a side yard abuts a rear yard, the side yard shall be a minimum of 150% of the minimum side yard set forth in Table 501.

³ The minimum side yard and minimum combined side yard for dwellings constructed prior to September 21, 2006, may be reduced to 15 feet and 40 feet, respectively, provided any addition shall be no closer to the side lot lines than the existing dwelling.

⁴ The minimum side yard and minimum combined side yard for dwellings constructed prior to September 21, 2006, may be reduced to 10 feet and 30 feet, respectively, provided any addition shall be no closer to the side lot lines than the existing dwelling.

[Ord. #585, Table 501; Ord. #1103, § 27; Ord. #1371, 8-24-1999, amended; Ord. #1888, 9-12-2006, amended]