

TABLE 5:17-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

DISTRICT	MINIMUM LOT AREA PER DWELLING UNIT (SQ. FT.)	BUILDING SPACING	REQUIRED SETBACK (FT.)				MAXIMUM HEIGHT (FT.)	MINIMUM GROSS LOT DIMENSIONS	
			MINIMUM FRONT	MINIMUM ON ONE SIDE	MINIMUM TOTAL OF TWO SIDES	MINIMUM REAR		AREA (SQ. FT.)	WIDTH (FT.)
AG	100,000		40 [A][B]	10% of Lot Width	20% of Lot Width	50	30	100,000	200
R1A	20,000	[C]	40 [A]	7	18	50	30	20,000	90
R1B	10,000	[C]	30 [A]	5	14	40	30	10,000	70
R1C	7,200	[C]	25 [A]	5	10	30	30	7,200	60
R1D	5,000	[C]	25 [A]	3	6	20	30	5,000	40
R1E	4,000	[C]	15 [A]	3	6	20	30	4,000	34

NOTES:
[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).
[B] For roadside stands only the minimum is 30 ft.
[C] Where more than 1 residential Structure is to be constructed on a Lot in the R1 districts, or where dwellings are served by a private street under the provisions of Section 5.21, the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.