Appendix 1 Lot Size Guide--Agriculture and Residential Districts

This is a guide only. For exact requirements refer to provisions in Section which applies.

	A-1	R-1	R-2	R-3	R-4	R-5	R-6	R-7	RPD-1	RPD-2	RPD-3
Minimum Single-Family Residential Lot Size sq. ft.	130 000*	130,000	90,000	45,000	30,000	15,000	7,000	7,000	20,000	20,000	20,000
Millimum Single-Family Residential Lot Size sq. it.	130,000	130,000	lot	40% of	40% of	40% of	40% of	40% of lot	20,000	20,000	20,000
Minimum Lot Width ft.	200'*	200'	depth			lot depth		depth	100'	100'	100'
Maximum Building Height ft.				'	'		•				
Single-Family Residential		40'	40'	40'	40'	40'	40'	40'	40'	40'	40'
Churches		45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
Other Non-Residential Uses	N/A	45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
Front Yard Setback - ft. (minimum)											
Freeway & Arterial Roads					40'	40'	40'	50'			
Major & Minor Collector Roads	**See				30'	30'	30'	40'			
All other roads	Below	150' or 50'	50'	50'	25'	25'	25'	30'	30'	30'	30'
				10% of	10% of	10% of	10% of		10% of lot	10% of lot	10% of lot
Side Yard Setback - ft. (minimum)	50'	50'	25'	lot width	lot width	lot width	lot width	10'	width	width	width
,									10% of lot	10% of lot	10% of lot
Side Yard Setback - Corner Lot - ft. (minimum)	150'	50'	50'	30'	30'	30'	30'	30'	width	width	width
Rear Yard Setback - ft. (minimum)	50'	50'	50'	50'	30'	30'	30'	30'	50'	50'	50'
Public Utilities Required W-Water; S-Sewer	N/A	N/A	N/A	N/A	S	S	W, S	S	N/A	N/A	N/A
									***See	***See	**See
Minimum Non-Residential Lot Size - Acres	N/A	N/A	5	5	5	5	5	5	Below	Below	Below
									See	See	See
Lot Coverage - Maximum Percent	N/A	10%	12%	20%	20%	40%	40%	40%	Ordinance	Ordinance	Ordinance
									.45(max)	.65 (max)	1 (max.)
Density - No. of Units per Acre	N/A	N/A	N/A	0.8	1.2	2.2	3.5	15	.33 (min.)	.45 (min.)	.86 (min.)
_		Not							Not	Not	Not
Gross Acres Required	N/A	Specified	<10	<10	N/A	N/A	N/A	N/A	Specified	Specified	Specified

^{*}Minimum listed is for existing and replacement homes or A-1 conditional home permits. See A-1 District Regulations for specifics.

All "Special Use" lot sizes shall be specified in the Special Use Permit. Updated 9/15/2020

^{**}A-1 Front Yard Requirements--100' from a dedicated road right-of-way or 150' from the center line of all adjacent roads.

^{***}Minimum RPD non-residential lot sizes are specific to use. Please refer to the RPD regulations.

Appendix 2 Lot Size Guide--Other Districts

This is a guide only. For exact requirements refer to provisions in the Section which applies.

	B-1	B-2	B-3	B-4	B-5	B-6	M-1	M-2	M-3
					As approved by		Not	Not	
Minimum Lot Size - sq. ft.	10,000	10,000	10,000	20,000	the County Board	150,000	Specified	Specified	Not Specified
					As approved by		Not	Not	
Minimum Lot Width - ft.	100'	100'	100'	100'	the County Board	250'	Specified	Specified	Not Specified
					As approved by		Not	Not	
Maximum Building Height - ft.	35'	35'	35'	50'	the County Board	75'	Specified	Specified	Not Specified
Front Yardft.									
Arterial Roadways	50'*	50'*	50'	50'*		75'*	50'	50'	
Major or Minor Collector Roadways	40'**	40'**	40'**	50'**	As approved by	50'**	40'	40'	
All Other Streets	30'***	30'***	30' ***	40'***	the County Board	40'***	30'	30'	N/A
								10% of lot	
					As approved by		width	width	
Side Yardft. (minimum)	10'****	10'****	20'****	10'***	the County Board	30'	(up to 20')	(up to 20')	TBD by ZBA
					As approved by				
Rear Yardft. (minimum)	20'****	20'****	20'****	10'****	the County Board	40'****	40'	40'	TBD by ZBA
					As approved by				
Lot Coverage - Maximum Percent	75%	70%	70%	75%	the County Board	70%	60%	70%	Not Specified
					As approved by				
Floor Area Ratio - Maximum	0.5	0.5	0.5	0.2	the County Board	0.5	N/A	N/A	Not Specified
Distance from Other Zoning Districts - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	200'
Distance from Boundaline 6	N1/A	N1/A	N1/A	N1/A	N1/A	N1/A	N1/A	N1/A	4001
Distance from Property Lines - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100'
Distance from any Street or Road - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	150'
, , , , , , , , , , , , , , , , , , , ,	-								
Gross Acres Required	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10

^{*}or 100' in B-1, B-2, B-3, B-4 or 125' in B-6 from the center line of all adjacent roads, whichever is greater

*****No building within 300' of a Residential district shall exceed 40' in height.

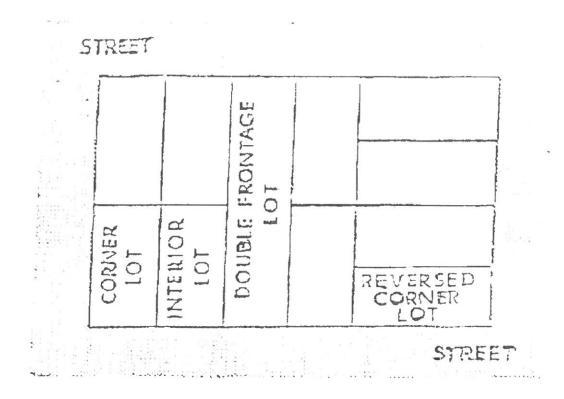
11. 1. t. 1.0/4E/0000				ı	
TUpdated 9/15/2020					

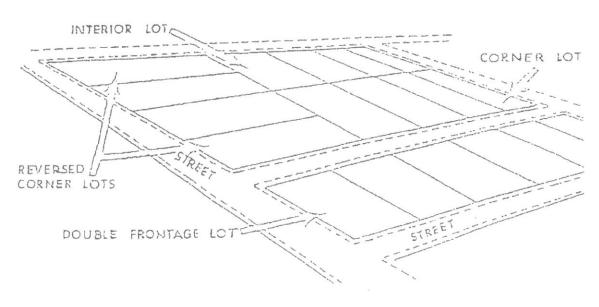
^{**}or 90' in B-1, B-2, and B-3 or 100' in B-4 and B-6 from the center line of all adjacent roads, whichever is greater

^{***}or 70' from the center line of all adjacent roads, whichever is greater; 75' in the B-1 and B-3; and 80' in the B-4; and 90' in B-6

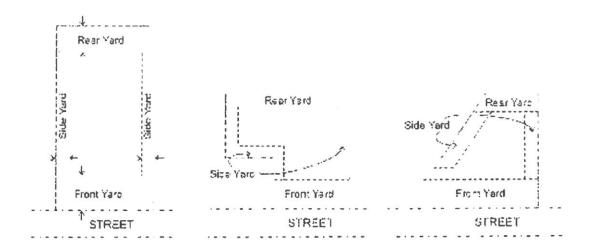
^{****}When adjoining property in an A-1 or R district or a municipality, a side yard equal to that required on the adjacent property shall be provided, but in no event shall the setback be less than the minimum listed above.

EXAMPLE OF LOT TYPES

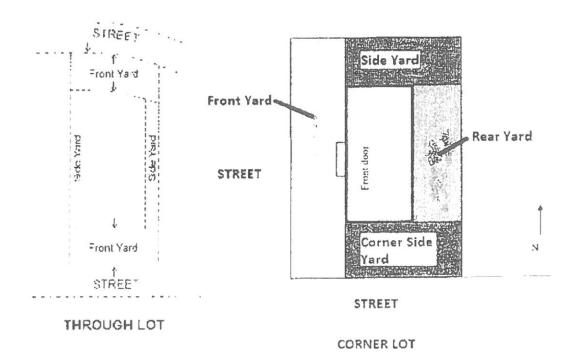




REQUIRED YARDS ILLUSTRATED

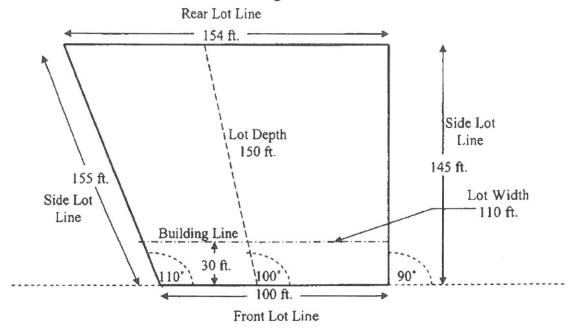


INTERIOR LOTS

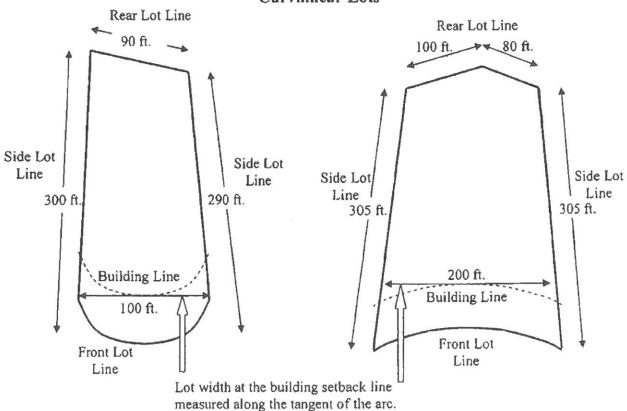


On a corner lot, the corner side yard is from the side of the house to the street, where the front of the houses faces is considered the front yard.

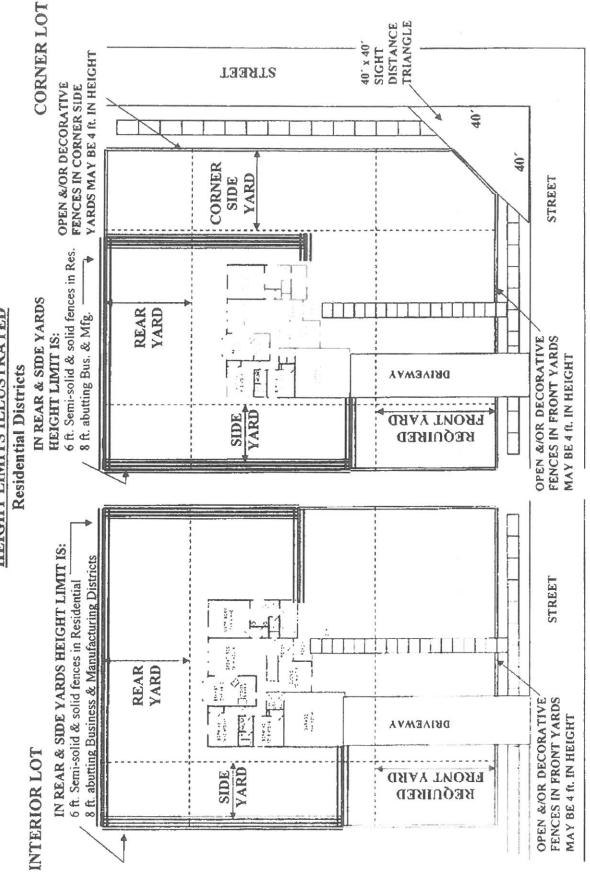
Lot Width & Depth Explained Rectangular Lots



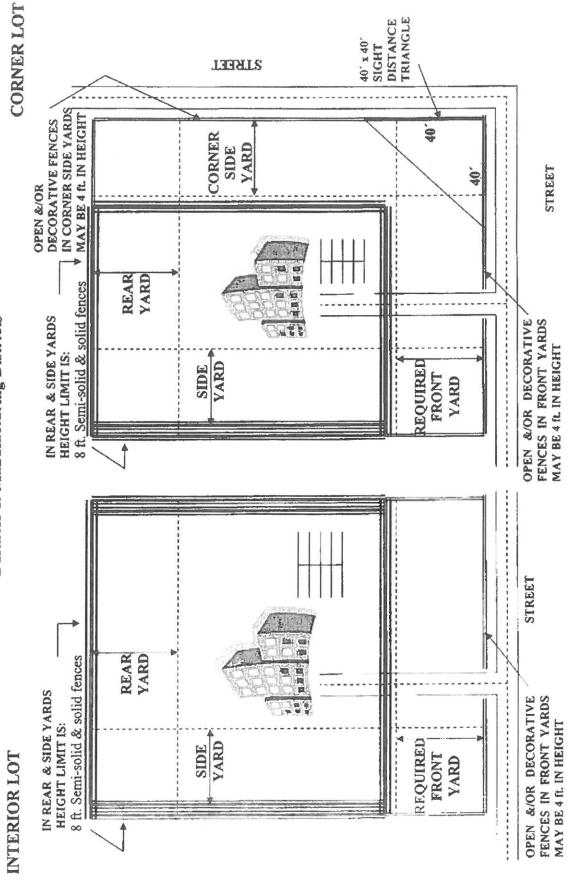
Curvilinear Lots



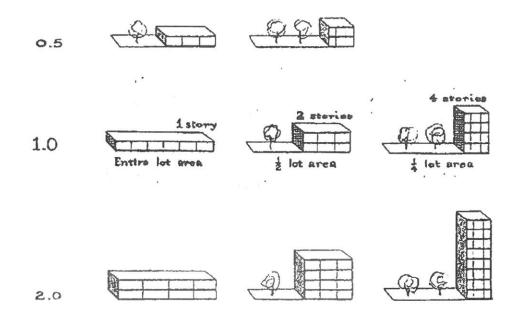
PERMITTED FENCES, LOCATIONS IN YARDS AND HEIGHT LIMITS ILLUSTRATED



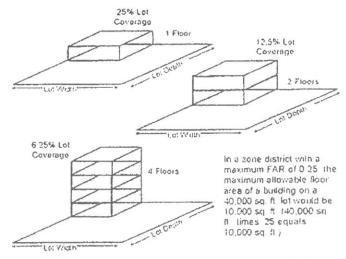
LOCATIONS IN YARDS AND HEIGHT LIMITS ILLUSTRATED Business & Manufacturing Districts



FLOOR AREA MEASUREMENTS (how to calculate)



Possible Building Configurations for 0.25 FAR



NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

Gross Building Area (All Floors)
Floor Area Ratio (FAR) = Lot Area