

*Site Plan Information – R-1, Low Density District Requirements*

Lot Area:

- #1 SINGLE FAMILY
  - a. Minimum Lot Area: 12,000 square feet
  - b. Minimum Lot Width: 75 feet, as measured at the building setback line.
  - c. Minimum Lot Depth: 100 feet.
  
- #2 TWO FAMILY
  - a. Minimum Lot Area Per Dwelling Unit: 7,500 square feet.
  - b. Minimum Total Lot Area: 15,000 square feet.
  
- #3 TRIPLEXES & QUADRAPLEXES
  - a. Minimum Lot Area Per Dwelling Unit: 5,000 square feet.
  - b. Minimum Total Lot Area: 20,000 square feet

Principal Structure Setbacks:

- #1 Front Yard: 30 feet.

Where a lot is located at the intersection of 2 or more streets or highways which bound 2 or more sides of the lot, no building shall project beyond the front yard line of either street.

Where a lot is adjacent to a State or County Highway, the setback shall be 50 feet on all lot lines.

- #2 Side Yard: 10 feet.

- #3 Rear Yard: 20 feet.

Lot Coverage and Height

- A. Total impervious surface coverage on a lot shall not exceed 30%.
- B. All single family residences shall be limited to a maximum height of 1 ½ stories or 35 feet, whichever is less.

Parking, Garages & Driveway:

Each dwelling unit shall have a minimum of two off street parking spaces. A minimum of a two-stall garage of no less than 400 square feet shall be required at the time of construction of the dwelling with cement or asphalt driveway.