

| Requirement   | A   | B  | C  | D  | E   | F   |
|---|---|--|--|--|---|---|
| Minimum Lot Area  | 10,000 SF   | 20,000 SF  | 1 Acre   | 2 Acre   | 3 Acre  | 4 Acre  |
| Minimum Front Lot Line <sup>1</sup>   | 50 Feet   | 50 Feet  | 100 Feet   | 150 Feet   | 175 Feet  | 225 Feet  |
| Maximum Lot Depth Lot Width Ratio <sup>2</sup>  | 4:1   | 4:1  | 4:1  | 4:1  | 4:1   | 4:1   |
| <b>Maximum Lot Coverage</b>   |   |  |  |  |   |   |
| For Lots less than the Minimum Lot Area   | 4,000 sf  | 7,000 sf   | 13,000 sf  | 13,000 sf up to 25%  | 15,000 sf up to 20%                               | 15,000 sf up to 20%                               |
| For Lots greater than the Minimum Lot Area  | 40% up to 6,000 sf                                | 36% up to 9,000 sf   | 30% up to 18,000 sf  | 25% up to 25,000 sf  | 20% up to 35,000 sf                               | 20% up to 37,000 sf                               |
| Maximum Gross Floor Area Ratio (FAR)<br>FAR = Gross floor area / Lot area                     | 24% with a Maximum of 3,600 sf                    | 32% with a Maximum of 7,000 sf   | 18% with a Maximum of 10,000 sf  | 18% with a Maximum of 18,000 sf  | 14% with a Maximum of 18,000 sf                   | 14% with a Maximum of 18,000 sf                   |
| <b>Minimum Yard Requirements for Primary Structure</b>  |   |  |  |  |   |   |
| Front Setback <sup>3</sup>  | 60 feet   | 60 feet  | 75 feet  | 75 feet  | 100 feet  | 150 feet  |
| Side Setback: Interior lot line   | 10 feet   | 10 feet or 15% of front lot width, whichever is greater. Up to 15 feet | 15 feet side yard or 20% of lot width, whichever is greater. Up to 30 feet | 20 feet side yard or 22% of lot width, whichever is greater. Up to 35 feet | 40 feet   | 50 feet   |
| Side Setback: Side Street   | 30 feet   | 40 feet  | 40 feet  | 40 feet  | 40 feet   | 50 feet   |
| Rear Setback  | 50 feet   | 40 feet  | 60 feet  | 70 feet  | 100 feet  | 100 feet  |
| <b>Maximum Primary Structure Height - Overall</b>   |   |  |  |  |   |   |
| Maximum Stories   | 2 Floors. Second Floor shall be a Half Story.     | 2 floors   | 2 floors   | 2 floors   | 3 Floors. Third floor shall be a Half Story.      | 3 Floors. Third floor shall be a Half Story.      |
| Maximum Height <sup>4</sup>   | 28 feet   | Varies   | Varies   | Varies   | 42 Feet   | 42 Feet   |
| Height Zone 1 Height Maximum  | Not applicable                                    | 28 Feet  | 28 Feet  | 28 Feet  | Not Applicable                                    | Not Applicable                                    |
| Height Zone 2 Height Maximum  | Not applicable                                    | 32 Feet  | 36 Feet  | 40 Feet  | Not Applicable                                    | Not Applicable                                    |
| Height Zone 3 Height Maximum <sup>5</sup>   | Not applicable                                    | 28 Feet  | 28 Feet  | Not Applicable   | Not applicable                                    | Not applicable                                    |
| <b>Minimum Yard Requirements for Accessory Structures, Pool Houses, Pools, and Pool Decks</b> |   |  |  |  |   |   |
|   | <b>A</b>  | <b>B</b>   | <b>C</b>   | <b>D</b>   | <b>E</b>  | <b>F</b>  |
| Front Setback   | Behind the Primary Structure                      | Behind the Primary Structure   | Behind the Primary Structure   | Behind the Primary Structure   | Behind the Primary Structure                      | Behind the Primary Structure                      |
| Side Setback  | 10 feet   | 15 feet  | 15 feet  | 25 feet  | 25 feet   | 30 feet   |
| Side Setback: Side Street   | 30 feet   | 40 feet  | 40 feet  | 40 feet  | 40 feet   | 50 feet   |
| Rear Setback  | 20 feet   | 20 feet  | 30 feet  | 40 feet  | 50 feet   | 50 feet   |
| Pool House  | Maximum footprint of 25% of the Primary Structure | Maximum footprint of 25% of the Primary Structure                      | Maximum footprint of 25% of the Primary Structure                          | Maximum footprint of 25% of the Primary Structure                          | Maximum footprint of 25% of the Primary Structure | Maximum footprint of 25% of the Primary Structure |
| Maximum Height  | 25 feet & 1 floor                                 | 25 feet & 1 floor  | 25 feet & 1 floor  | 25 feet & 1 floor  | 25 feet & 1 floor                                 | 25 feet & 1 floor                                 |

**Additional Regulations:**

<sup>1</sup> Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least forty feet (40') feet measured along the curve at the edge of the right-of-way

<sup>2</sup> Lot width is measured at the narrowest point of the respective lot and lot depth is measured at the deepest point of the lot.

(Ord. #12-16, Jan. 2013, as amended by Ord. #0-17-08-01-90, Feb. 2017, and Ord. #0-18-02-02-90, Feb. 2018)

<sup>3</sup> Whichever is greater from this table or § 14-121(f)

<sup>4</sup> Flat Roof structures are permitted to be a maximum of one floor & 18 feet in accessory structures, Zone A, and in Height Zone 1 & 3, and a maximum of 2 floors in Height Zone 2, Zone E, and Zone F.

<sup>5</sup> Height Zone 3 is not applicable to lots with lot depths less than 200 feet.