

**Table 4-2
Base Density and Dimensional Standards Residential Zoning Districts**

Zoning District	Max. Net Density (units/acre)	Minimum Lot Standards [1] [5]		Minimum Building/Structure Property Line Setbacks [2] [4] [9]			Max. Building Height (ft.) [10]	Min. Building Width (ft.)
		Area (sq. ft.)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)		
RE-1	1/10 Ac.	10 Ac.	200	50	50	50	30	20
RE	1/2.5 Ac.	2.5 Ac.	200	50	50	50	30	20
E-1	1	1 Ac. [3]	100	25	25	25	30	20
E	2	½ Ac. [3]	75	25-arterials; 15-other streets	10	15	30	20
R	4	¼ Ac.	60	25-arterials; 15-other streets	10	15	30	20
R-1	8	5,000	50	15	10	15	30	20
R-2	4	Single-family = 18,000; Duplex= 27,000	60	25-arterials; 15-other streets	10	10	30	20
RM Ord. 18-01 #14)	Residential Uses: Max = 8 and Min = 3 Senior Institutional Living Uses: Max = 24	40,000, 5,400 sq. ft./unit [4] [8] Senior Institutional Living Uses: ½ Ac.	60; Lots Greater than 100,000 sq. ft.: 200	25-arterials; 15-other streets	10 [6]	10	30	20 [7]

Notes to Table 4-2:

- [1] (a) See Chapter 4, §4.3.D, which allows a reduction in minimum lot size (area) for single-family residential subdivisions that are required to set aside private open areas per Chapter 4, §4.3.D.1.
- (b) See Chapter 11, §11.3, which allows a reduction in minimum lot size (area) for clustered lots in open space developments.
- (c) See Chapter 11, §11.4, which allows a reduction in minimum lot size (area) for attainable housing.
- (d) See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 §1)
- [2] See Chapter 7, §7.6 for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [3] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [4] Townhome developments shall be developed on parcels no smaller than 40,000 square feet; however, each individual townhome unit may be constructed on a minimum 2,000-square-foot lot at a maximum density of 8 dwelling units per acre.
- [5] All development, except development of one single-family dwelling on a single lot, shall also be subject to a maximum floor area ratio (FAR) of .30 and a maximum lot coverage of 50%.
- [6] Zero side-yard setbacks (known as "zero lot line development") are allowed for townhome developments.
- [7] Minimum building width requirements shall not apply to mobile homes located in a mobile home park.
- [8] Single-family and duplex developments shall have minimum lot areas of 18,000 s.f. and 27,000 s.f., respectively. (Ord. 18-01 #14)
- [9] All structures shall be set back from public or private roads that serve more than four adjacent or off-site dwellings or lots. The setback shall be measured from the edge of public or private roads, the edge of the dedicated right-of-way or recorded easement, or the property line, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. (Ord. 11-02 §1)
- [10] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)

