Table B.3.1
Residential Districts General Dimensional Requirements [1,2,3]

Zoning District	Minimum Zoning Lot		Minimum Setbacks[4]					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side[8]				
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)		
YR[6]	130,680	300	45	50	20	50	30	--	40
AG[6]	40,000	150	45	50	20	50	30	--	40
RS-40	40,000	100	35	40	10	25	20	--	40
RS-30	30,000	100	35	35	7	20	20	--	40
RS-20	20,000	95	30	30	7	20	20	--	40
RS-15	15,000	85	25	25	7	20	20	--	40
RS-12	12,000	75	20	25	7	20	20	--	40
RS-9	9,000	65	20	25	7	20	20	--	40
RS-7	7,000	50	15	20	5	15	20	--	40
RSQ[5]	5,000/ 11,000	40/60	15	15	5/10	15/20	20	--	40
RM-5	8,000	70	15	15	7	20	20	65	40
RM-8[7]	8,000	70	25	25	7	20	20	70	45
RM-12	7,000	70	25	25	15	30	20	75	45
RM-18	5,000	70	25	25	15	30	20	80	60
RM-U	5,000	70	10	10	10	10	10	85	--
MH	10,000	70	30	20	10	25	20	--	40

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1.6(C); Section B.3-4; Section B.3-5; and Section B.3-8.
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Additional dimensional requirements for residential uses in other districts are listed in Tables B.3.3 and B.3.4.
4. No setback is required for twinhomes; all other uses must be set back a minimum of five (5) feet.
5. Ranges of requirements for RSQ are listed; dimensional requirements are based on use in the district. See Section B.2-1.2(J)(2).
6. Nonconforming lots in the YR and AG Districts meeting the provisions of Section B.5-3.2(C) must meet the minimum setback requirements of the RS-20 zoning district.
7. Three story structures in RM-8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
8. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.