

## Single Family Residential Houses, additions, and attached garage

Standard Single Family Regulations									
					Setbacks			Maximum Building Height	Maximum Building Coverage
Zoning District		Lot size		Lot Width	Front	Side	Rear		
Agricultural	AG	35	ac	600	50	25	50	40	
Agricultural Transition	AT	35	ac	600	50	25	50	40	
Estate Residential	ER	3	ac	225	75	25	75	35	8%
Rural Residential	RR	40000	sf	140	50	15	50	35	15%
Low Density Residential	LDR	12000	sf	75	35	10	35	35	30%
Medium Density	MDR	8500	sf	60	30	8	30	35	40%
High Density	HDR	8500	sf	60	30	8	30	35	40%
Mixed Use	MU	8500	sf	60	30	8	30	35	40%

  

Cluster Development Option Single Family Regulations										
					Cluster Lot Width	Setbacks			Maximum Building Height	Maximum Building Coverage
Zoning District		Lot Size		Front		Side	Rear			
Agricultural	AG	40000	sf	140	50	15	50	35	15%	
Agricultural Transition	AT	40000	sf	140	50	15	50	35	15%	
Estate Residential	ER	30000	sf	115	30	15	30	35	22%	
Rural Residential	RR	20000	sf	100	30	10	30	35	30%	

### Accessory Buildings (Detached Garage, Sheds, Pools, etc.)

- Less than 120 ft<sup>2</sup>, no permit required; less than 720 ft<sup>2</sup>, no footing required.
- Building size cannot exceed maximum building coverage %. To find the buildable size of the property; take the square footage of the lot and multiply by the maximum coverage percentage to get total maximum building coverage. Then subtract all existing building square footage from the total maximum building coverage for lot, to get the maximum building coverage remaining on the lot.
- The height of an accessory building shall not exceed the height of the principal building or twenty-four (24) feet whichever is greater.
- An accessory building must be located at least ten (10) feet from a principal structure (house).
- A building attached to the principal building by a breezeway or covered walkway less than twenty (20) feet in length shall not be considered accessory.
- If the gross floor area of an accessory building is:
  - Seven hundred twenty (720) square feet or less, it shall be located at least five (5) feet from the side or rear property line;
  - More than seven hundred twenty (720) square feet, it shall be located at least ten (10) feet from the side or rear property line.
  - Existing and nonconforming accessory structures may be enlarged or altered as long as dimensional or bulk deficiencies are not increased.

#### Easements may affect minimum setback requirements

- One accessory building of one hundred twenty (120) square feet or less may be permitted on a lot prior to the establishment of a principal residential use, provided such building is not used for the keeping of animals, or as a home occupation.
- An accessory building may not be placed in front of the principal building unless said structure is located in a Rural District (ER, AT, AG Districts), but in no case shall such accessory building be placed in a front yard setback.
- No vehicle or trailer or part of any vehicle or trailer may be used as an accessory building.
- Businesses may not be conducted on a residential property unless the business meets and is approved for a Home Occupation Permit.

### Swimming Pools

- A solid wall, solid fence or chain link fence not less than five (5) feet in height shall enclose all swimming pools.
- Fences shall enclose swimming pools and have a self-latching gate to prevent unauthorized entry.
- Fences shall be located a minimum of three (3) feet from the swimming pool.

**Fences** - may not exceed 4 ½ feet height in the front yard or 6 feet height in the rear or side yard. Fences 6 feet in height or less do not require a building permit.

**WARNING: THESE CHARTS DO NOT APPLY TO NONRESIDENTIAL PROPERTIES OR CONDITIONAL USES. ALSO, THESE CHARTS SUMMARIZE LAWS, AND OTHER RULES MAY APPLY.**