



Quick Zoning Reference Table

District	Min Lot Size	Max Lot Coverage	Min Front Setback	Min Side Setback	Accessory Side Setback	Min Rear Setback	Accessory Rear Setback	Max Building Height	Accessory Building Size	Max Accessory Height	Max Garage Size	Max Garage Height	Min Floor Area	Min Width	# of Dwellings Permitted
RT	120,000	20%	50	50	50	50	50	35	NA	15	NA	15	NA	NA	1
R-S-20	20,000	40%	25	10	10	25	10	35	(1)480	15	(2)1,600	18	NA	NA	1
R-S-12	12,000	40%	25	10	10	25	5	35	(3)260	15	(4)1,200	18	NA	NA	1
R-S-1	10,000	40%	20	10	(5)5	EHD	5	25	200	15	(6)1,000	(7)15	NA	NA	1
R-1	7,200	40%	20	5	5	EHD	5	25	200	15	(6)1,000	(7)15	NA	NA	1
R-1-A	7,200	40%	20	5	5	(8)EHD	5	25	200	15	1,000	15	1,000	24	1
R-1-A2	7,200	40%	20	5	5	(8)EHD	5	25	200	15	1,000	15	864	NA	1
R-2	5,000	40%	20	5	5	EHD	5	25	200	15	1,000	15	NA	NA	1 per 4,000
R-3	4,500	60%	20	5	5	EHD	5	40	200	15	1,000	15	NA	NA	1 per 3,000
R-4	4,000	60%	20	5	5	EHD	5	45	200	15	1,000	15	NA	NA	1 per 1,500
RP	5,000 per unit	50%	(9)10	(10)20	(11)10	(11)10	(11)10	25	NA	15	NA	15	NA	NA	NA

EHD = Equal to the Height of the Dwelling, where the dwelling height is measured for grade to the average height of the roof surface.

- (1) RS-20 zoning allows for the max cumulative size of storage structures to be increased by 400 sq. ft. for each addition 20,000 sq. ft. of lot size.
- (2) RS-20 zoning allows for the max cumulative size of detached garages/shops to be increased by 400 sq. ft. for each addition 20,000 sq. ft. of lot size
- (3) RS-12 zoning allows for the max cumulative size of storage structures to be increased by 260 sq. ft. for each addition 12,000 sq. ft. of lot size.
- (4) RS-12 zoning allows for the max cumulative size of detached garages/shops to be increased by 260 sq. ft. for each addition 12,000 sq. ft. of lot size.
- (5) Provided the structure is located entirely behind the building line of the dwelling, if not, then 10 ft. minimum side setback.
- (6) If lot is greater than 12,000 sq. ft. in lot size may be increased to 1,200 sq. ft. in area.
- (7) If lot is greater than 12,000 sq. ft. in lot size may be increase to 18 ft. in height.
- (8) Cannot be less than 10 ft.
- (9) 20 ft. from any park boundaries, 10 ft. from any internal private streets.
- (10) 20 ft. from side of dwelling to adjacent dwelling.
- (11) Applies solely to detached carports, cannot be less than 10 ft. between any home and any detached carport.