

**9.04.07. Land Use Regulation, Agricultural and Residential Zones.**

**1. Table Summary of Land Use Regulations, Agricultural and Residential Zones.**

	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18
<b>Maximum Units per Acre</b>	1 unit/5 acre	1 unit/5 acres	1 unit/acre	1 unit/acre	2 units/acre	3 units/acre	4 units/acre	5 units/acre**	6 units/acre**	10 units/acre**	14 units/acre**	18 units/acre**
<b>Minimum Lot Sizes, Residential</b>	5 acres	5 acres	1 acre	1 acre	14,000 sq.ft.	10,000 sq.ft.	9,000 sq.ft.	8,000 sq.ft.	6,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.
<b>Minimum Lot Size, Non-residential</b>	5 acres	5 acres	1 acre	1 acre	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.
<b>Footprint Development:</b>	N/A	N/A	N/A	N/A	N/A	N/A	allowed	allowed	allowed	allowed	allowed	allowed
Minimum Building Separation							10'	10'	10'	10'	10'	10'
Minimum Project Size							5 acres	5 acres	5 acres	5 acres	5 acres	5 acres
<b>Maximum Lot Coverage</b>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
<b>Primary Structure Maximum Height</b>	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	40'
<b>Accessory Structure Height: see 19.05.11</b>												
<b>Minimum Dwelling Size</b>	1,600 sq.ft.	1,600 sq.ft.	1,600 sq.ft.	1,600 sq.ft.	1,500 sq.ft.	1,250 sq.ft.	1,250 sq.ft.	1,250 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	800 sq.ft.	800 sq.ft.
<b>Minimum Lot Width</b>	250'	250'	100'	100'	90'	70'	70'	60'	50'	50'	50'	50'
<b>Minimum Lot Frontage***</b>				75'	35'	35'	35'	35'	35'	35'	35'	35'
<b>Minimum Open Space Frontage</b>	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18
<b>Minimum Setbacks for Primary Structures:</b>												
Front*	50'	50'	35'	35'	25', An enclosed entry or porch may encroach up to 5' into the required setback				25' to garage, 20' to front plane of the building			
Street side	50'	50'	35'	35'	20'	20'	20'	20'	20'	20'	20'	20'
Interior Side	12'	12'	12'	12'	8'/20' (min/combined)	8'/20' (min/combined)	8'/16' (min/combined)	6'/12' (min/combined)	10' between buildings, 5' between exterior walls and property lines.			
Non-residential Interior Side	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Rear*	25'	25'	25'	25'	25'	25'	20'	20'	20' between buildings, 20' between exterior walls and property lines.			

Non-residential Rear	25'	25'	25'	25'	25'	25'	20'	20'	30'	30'	30'	30'
<b>Minimum Setbacks for Accessory Structures:</b>												
Front						Same as principal structure						
Street side						Same as principal structure						
Interior Side	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'
Rear	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'
Distance from a Residence	Structures housing animals shall be 60' from neighboring residences, 5' for all other structures				5' from dwelling							
	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18

\*An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback.

\*\*No density shall be calculated on sensitive lands

\*\*\*Frontage exceptions: flag lots and lots on shared driveways subject to the standards in 19.12