



# Single-Family Residential

## Residential Development Standards

### PRINCIPAL BUILDING

| District | Area (sq ft) | Front Setbacks | Side (min/total) | Rear | % Cover | Height | Corner Side |
|----------|--------------|----------------|------------------|------|---------|--------|-------------|
| SR-43    | 43,560       | 40'            | 20'              | 20'  | 25%     | 30'    |             |
| SR-35    | 35,000       | 40'            | 15'/30'          | 20'  | 30%     | 30'    |             |
| R1-35    | 35,000       | 30'            | 10'/'20'         | 20'  | 35%     | 30'    | 10'         |
| R1-18    | 18,000       | 20'            | 5'/15'           | 15'  | 35%     | 30'    | 10'         |
| R1-12    | 12,000       | 20'            | 5'/15'           | 15'  | 35%     | 30'    | 10'         |
| R1-10    | 10,000       | 20'            | 5'/15'           | 15'  | 40%     | 30'    | 10'         |
| R1-8     | 8,000        | 20'            | 5'/15'           | 15'  | 45%     | 30'    | 10'         |
| R1-7     | 7,000        | 20'            | 5'/15'           | 15'  | 45%     | 30'    | 10'         |
| R1-6     | 6,000        | 20'            | 5'/8'/13'        | 15'  | 45%     | 30'    | 10'         |

### ACCESSORY BUILDINGS

Accessory structures 9 feet or more in height and/or 300 sq ft or more in area shall substantially conform to the principle building in terms of exterior building materials and architectural style.

>9 ft &/or  
>300 sq ft                      Shall conform with Principal Building Setbacks  
    > 18,000 sq ft - maximum height **25'**  
    < 18,000 sq ft - maximum height **20'**

<9 ft & <300 sq ft            Minimum 3' from property line  
    Shall be fully screened from public view

<8 ft &  
<200 sq ft                        May be located adjacent to property line  
    Shall be fully screened from public view  
    May not be served by utilities  
    Drainage must retain on property

- **Exempt** from Design Review (not setbacks) are **gazebos, ramadas** or other like structures provided that:
  1. Structure shall not be for storage purposes
  2. Roof is lattice or matches principle building
  3. Structure is open on all sides
- **Play structures, barbecues, chimneys** (not attached to principle building), **sport courts** and other like structures are also exempt from Design Review (not setbacks).
- See Design Review Manual for **RV Canopy** design standards.