

## **Site Plan Information – R-1, Low Density District Requirements**

**LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in the R-1 District subject to additional requirements, exceptions and modifications set forth in the Ordinance.

A: Lot Area:

1. SINGLE FAMILY:
  - a. Minimum Lot Area: Ten thousand (10,000) square feet.
  - b. Minimum Lot Width: Seventy-five (75) feet, as measured at the building setback line.
  - c. Minimum Lot Depth: One hundred twenty (120) feet.
2. TWO FAMILY:
  - a. Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet.
  - b. Minimum Total Lot Area: Fifteen thousand (15,000) square feet.
3. TRIPLEXES & QUADRAPLEXES:
  - a. Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet.
  - b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.

B: Principal Structure Setbacks:

1. Front Yard: Thirty (30) feet.

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

Where a lot is adjacent to a State or County Highway, the setback shall be 50 feet on all lot lines.
2. Side Yard: Ten (10) feet.
3. Side Yard, street side: Thirty (30) feet.
4. Rear Yard: Twenty (20) feet.

C: Accessory Structures Setbacks as regulated by Chapter 31 (General Requirements) of this Ordinance.

### **LOT COVERAGE AND HEIGHT:**

- A. The total impervious surface coverage on a lot shall not exceed thirty (30) percent.
- B. All single family residences shall be limited to a maximum height of two and one-half (2.5) stories or thirty-five (35 feet), whichever is less.

### **PARKING, GARAGES AND DRIVEWAY:**

Each dwelling unit shall have a minimum of two off street parking spaces. A minimum of a two-stall garage of no less than 440 square feet shall be required at the time of construction of the dwelling with cement or asphalt driveway.

**\*Additional Information on Reverse Side\***

**Shoreline Management Ordinance Setbacks (within 1000 feet from any public waters)**

Structure and On-site Sewage Treatment Systems:

Natural Environment: 150 feet

Recreational Development: 75 feet

General Development: 50 feet

Additional Structure Setbacks:

Top of bluff: 30 feet

Unplatted cemetery: 50 feet

Right-of-way line of federal, state, or county highway: 50 feet

Right-of-way line of town road, public street, or other roads or streets not classified: 20 feet

Subdivisions of duplexes, triplexes and quads:

Each building must be set back at least 200 feet from the ordinary high water level.

Total Impervious Surface: 25%

*See Shoreline Management Ordinance for more information.*