

Attachment 1, Table 50-14.5-1, R-1 District Dimensional Standards

TABLE 50-14.5-1

R-1 DISTRICT DIMENSIONAL STANDARDS

LOT STANDARDS		
Minimum lot area per family (One-family) <sup>[1]</sup> <sup>[2]</sup>		The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face
Minimum lot area per family (Two-family) <sup>[1]</sup> <sup>[2]</sup> <sup>[3]</sup>		The smaller of 3,000 sq. ft. or average of developed 2-family lots on the block face
Minimum lot area per family (Townhouse) <sup>[1]</sup>		<del>2,500</del> <u>3,000</u> sq. ft.
Minimum lot frontage (one-family, <del>two-family and townhouses</del> ) <sup>[1]</sup>		The smaller of 40 ft. or average of developed lots with similar uses on the block face
<u>Minimum lot frontage (two-family and townhouses) <sup>[1]</sup></u>		<u>The average of developed lots with similar uses on the block face, but not less than 40 feet.</u>
STRUCTURE SETBACKS		
Minimum depth of front yard		The smaller of 25 ft. or average of adjacent developed lots facing the same street
Minimum width of side yard (one- and two-family)	General	6 ft.
	Lots with less than 50 ft. frontage and garage	Combined width of side yards must be at least 12 ft.
Minimum width of side yard (Townhouse)		10 ft. if adjacent to another lot 25 ft. if adjacent to platted street
Corner Lot: width of front side yard	Dwelling	15 ft.
	Detached accessory building	20 ft.
	Permitted non-residential building	25 ft.
Minimum depth of rear yard		25 ft.
STRUCTURE HEIGHT		
Maximum height of building		30 ft.

<sup>[1]</sup> Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation.

<sup>[2]</sup> Lots without municipal sewer must also meet requirements of 50-21.2.

<sup>[3]</sup> Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks.

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.