

Residential-Traditional (R-1).

**TABLE 50-14.5-1
R-1 DISTRICT DIMENSIONAL STANDARDS**

| LOT STANDARDS | | |
|---|---|---|
| Minimum lot area per family Minimum lot area per family (Two-family) ^{(1) (2) (3)} Minimum lot area per family (Townhouse) [1] [2] [3] | One-family | The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face |
| | Two-family | The smaller of 2,000 sq. ft. or average of developed 2-family lots on the block face |
| | Townhouse | 3,000 2,500 sq. ft. |
| Minimum lot frontage (one-family) Minimum lot frontage (two-family and townhouses) [1] [2] [3] | One-family and two-family | The smaller of 40 ft. or average of developed lots with similar uses on the block face |
| | Two-family | The average of developed lots with similar uses on the block face, but not less than 40 feet. |
| | Townhouse, per family | 20 ft |
| STRUCTURE SETBACKS | | |
| Minimum depth of front yard | | The smaller of 25 20 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 with 30 ft or less of frontage 50 ft, but more than 25 ft frontage | 3 ft. Combined width of side yards must be at least 12 ft., with no side yard less than 3 ft. wide |
| | Two-family shared wall lots with 25 ft or less of frontage | 0 ft setback for portion of the principal structure with the shared wall. Combined width of side yards must be at least 8 ft., with no side yard less than 3 ft. wide |
| Minimum width of side yard (all other principal structures) | General | 10 ft. if adjacent to another lot |
| | Townhouse shared wall | 0 ft setback for portion of the principal structure with the shared wall 25 ft. if adjacent to platted street |
| Corner Lot: width of front side yard | Dwelling-Principal and accessory structures | 15 ft. |
| | Detached accessory building | 15 ft. |
| | All other Principal Structures | 25 ft. |
| Minimum depth of rear yard | | 25 ft. 15 ft. |
| STRUCTURE HEIGHT | | |
| Maximum height of bulding | | 30 ft. |

⁽¹⁾ Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation.

⁽²⁾ Lots without municipal sewer must also meet requirements of 50-21.2.

⁽³⁾ Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks. For lots with less than the minimum lot frontage, refer to 50-38.5

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

Note: Building and Fire Codes may require plan/design changes and additional fire protection for structures built close to the property line.