

**TABLE 9-5-2
 DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS**

BUILDING AND SITE REQUIREMENTS	R-I-A	R-I	N-C	R-II	R-O
Maximum residential density (dwelling units per acre)	2.18	2.18	2.18	12.0	12.0
Minimum lot size, detached single-family dwelling (square feet)	20,000	20,000*	20,000*	7,500	10,000
Minimum lot size, two-family dwelling (square feet)	NP	NP	NP	7,500	10,000
Minimum lot size for other permitted uses (square feet)	20,000	20,000	20,000	7,500	10,000
Minimum road frontage (feet)	40	40	40	40	40
Minimum lot width, all uses (feet)	100	75	60	60	75
Maximum building coverage (percent of lot area)	20	25	25	35	35
Maximum impervious surface coverage (percent of lot area)	40	50	50	60	60
Minimum landscaped open space for non-single-family residential use if permitted (percent of lot area)	20	20	20	20	20
HEIGHT REQUIREMENTS	R-I-A	R-I	N-C	R-II	R-O
Maximum height (feet)	50	50	50	60	50
Maximum height (number of stories)	3	3	3	4	3
PRINCIPAL BUILDING SETBACKS AND BUFFERS	R-I-A	R-I	N-C	R-II	R-O
Front setback, all streets (feet)	40	30	30	30	30
Side setback (unless otherwise specified) (feet)	15	10	10	10	10
Rear setback (unless otherwise specified) (feet)	25	20	20	20	20
Side or rear vegetative/structural buffer** when abutting an R-I-A, R-I, or N-C district (feet)	-	-	-	20	20
Corps of Engineers property line (unless otherwise specified) (feet)	-	-	-	-	-
ACCESSORY BUILDING SETBACKS AND BUFFERS	R-I-A	R-I	N-C	R-II	R-O
Front setback (feet)	NP	NP	NP	NP	NP
Side setback (unless otherwise specified) (feet)	10	10	10	10	10
Rear setback (unless otherwise specified) (feet)	10	10	10	10	10
Side or rear vegetative/structural buffer** and building setback when abutting an R-I-A, R-I, or N-C district (feet)	10	10	10	20	20
Corps of Engineers property line (unless otherwise specified) (feet)	-	-	-	-	-

LANDSCAPE STRIPS	R-I-A	R-I	N-C	R-II	R-O
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	20	20	20	20	20
Minimum landscape strip required along right-of-way of existing street for any residential subdivision involving a new street with more than five lots (along that part of the frontage not used for the new street). Plantings within landscape strips shall not obstruct sight visibility triangle easements.	20	20	20	20	20

NP = Not Permitted

*Lot size may be reduced in this zoning district to 10,000 square feet within infill residential development projects, subject to the requirements of Chapter 9-10-12.

** Required zoning buffers may be reduced in width with installation of a structural buffer as provided in Chapter 9-16-2 of this Unified Land Development Code.