SINGLE-FAMILY ZONING DISTRICT REQUIREMENTS
(R-1, R-2A and R-2 Single-Family Residence Districts)

- **SHED**: 180 s.f. max. size, 15 ft. max. height, 5 ft. min.
- **FENCE**: 6 ft. max. in side yard, 10 ft. min.

**REAR YARD**
- 25% lot depth, need not exceed 30 ft. (R-2A & R-2)
- Pool (over 24 inches tall, cannot be below or within 10 ft. of overhead electrical lines or within 5 ft. underground wires, 5 ft. min. fence enclosure)

**SIDE YARD**
- R-1 = 15 ft. min. with sum total of both at least 30 ft.
- R-2A = 10 ft. min. with sum total of both at least 25 ft.
- R-2 = 10 ft. min. with sum total of both at least 20 ft.

**SIDE YARD**
- Open terrace/porch not over 4 feet above the ground. One-story bay window & overhanging eaves & gutters can project only up to 3 feet.

**HOUSE**
- Final plat applied for on June 27, 2001 or after:
  - R-1 min. = 1,800 s.f. ranch, = 2,000 s.f. other
  - 3-stories or 40 ft. max
  - R-2A min. = 1,800 s.f. ranch, = 2,000 s.f. other
  - 3-stories or 40 ft. max
  - R-2 min. = 1,500 s.f. ranch, = 1,800 s.f. other
  - 3-stories or 40 ft. max
- RV’s, Boats & Non-Commercial Trailers must be parked in side or rear yard on a hard surface driveway from Nov. 1 to March 31 (with a maximum 6 ft. fence if placed in side yard to adequately screen)

**TWO-CAR GARAGE**
- Overhanging eaves & gutters can project only up to 2 feet
- 20 ft. min.

**FRONT YARD**
- 30 ft. min. (R-2A & R-2)
- 35 ft. min. (R-1)

**DRIVEWAY**
- RV’s Boats & Non-Commercial Trailers can be parked from April 1 to Oct. 31. Maximum of 2 RV’s provided one is motorized and used to tow the second.
- 20 ft. min.

**DRIVEWAY APRON**
- (concrete or asphalt to match driveway)
- 20 ft. min.

**MINIMUM LOT AREA**:
- R-1 = 12,500 s.f.
- R-2A = 10,500 s.f.
- R-2 = 9,375 s.f.

**MINIMUM LOT WIDTH**:
- R-1 = 90 feet
- R-2A = 80 feet
- R-2 = 75 feet.

**NOTE**: Please refer to the Zoning Ordinance for the complete set of regulations.