

## DIMENSIONAL STANDARDS OF THE R-1 DISTRICT UPDATED AUGUST 2025

### R-1 Dimensional Standards

#### Minimum Lot Area <sup>[1]</sup> (sq. ft.)

Single-unit dwelling (detached)	7,000
Two-unit dwelling	7,000
Boarding house	7,000
Public utility structures	-
All other uses	7,000

#### Minimum Yard Setbacks (linear ft.)

	<i>Front Yard</i>	<i>Side Yard (interior)</i>	<i>Side Yard (adjacent to street)</i>	<i>Rear Yard</i>	<i>Garage Door</i>
-					
Residential Structures	15	7	15	10	20
Accessory Structures	15	5	15	10	20
Nonresidential Principal Structures	15	10	15	20	20

#### Maximum Structure Height <sup>[2]</sup> (linear ft.)

Principal Structure	35
Accessory Structure	20

#### Footnotes

[1] - For residential uses, the minimum lot area shall be increased by fifty percent (50%) when more than one-half of the lot area exceeds a slope of twenty percent (20%).

[2] - Public or quasi-public buildings, houses of worship, hospitals, and educational institutions when permitted in the R-1 District may be constructed to a height not to exceed 1.75 times the height limit for the district, provided the required yards are increased one-foot for each two feet of additional building height above the height regulation for the district.