



Setback/Coverage Calculations (Lots 70 ft. or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: _____ Lot Width¹: _____

Submitted by: _____ Lot Area²: _____

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence _____ Duplex _____

THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS; SEE THE CITY'S LAND DEVELOPMENT CODE FOR ADDITIONAL PROVISIONS.

	Dwelling Type	Maximum % Allowed	Existing Area	Maximum Allowed Area	Additional Proposed Area	New Total Area
Impervious Lot Coverage	INCLUDE: building footprint(s), driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.					
	Detached Single-Family	65%				
	Cottage	65%				
	Single-Family	65%				
	Duplex	60%				
Maximum Building Coverage	Detached Single-Family /Cottage Dwelling	35%				
	Single-Family	40%				
	Duplex	35%				
Floor Area Ratio (FAR)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor, and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches.					
	Detached Single-Family	30%				
	Cottage	20%				
	Single-Family	55%				
	Duplex	50%				

Building Height Maximum Permitted: **30 ft.** Proposed Height: _____ (above existing grade)

Maximum Building Stories: **2**

		Required (ft)	Existing (ft)	Proposed (ft)
Front Setbacks³	First-Floor	25		
	Second-Story	25		
Side Setbacks	First-Floor ⁴	7		
	Driveway Side ⁵	11		
	Second-Story	10		
Rear Setbacks	First-Floor	10		
	Second-Story ⁶	25		
Corner Lots (Street-Side Setbacks)	First-Floor	15		
	Second-Story	15		

Notes:

¹Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.

²Submerged lands or lands located across the street shall not be included in FAR.

³Two parking spaces per unit are required behind the front setback line, except only one space for a cottage dwelling.

⁴A five-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8-feet and limiting the building wall length to 22-feet.

⁵The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access.

⁶For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be 10-feet.