

Setback/Coverage Worksheet – R-2 Zoning

(Lots over 65' in width)

Single Family Detached//Duplex/Cluster housing (R-2) Zoning District

Address: _____ Lot Width: _____

Submitted by: _____ Lot Area: _____

Single Family Residence _____ Duplex _____ Cluster Housing _____

	Existing Area	+	Proposed Area	=	Total Area	#	Permitted Area
Building Coverage * {Bldg footprint including any cantilevered floor areas, garages, carports, accessory bldgs and screen enclosures} Single Family 40% Duplex 35% Cluster 35%	_____		_____		_____		_____

Impervious Lot Coverage {include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc} Single Family - 65% Duplex - 65% Cluster - 65%	_____		_____		_____		_____
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Floor Area Ratio (FAR)** For 2-Story Buildings only {include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure}	_____		_____		_____		_____
MAXIMUM PERMITTED: 55%	_____		_____		_____		_____

Building Height Maximum Permitted: 30' Proposed Height: _____ (From Existing Grade)

Maximum Building Stories: 2

**Two parking spaces per unit required behind front setback line.
Provision of 1" Stormwater retention required for duplex and cluster housing.**

**Applies to two-story building only; FAR is the total gross building area divided by the total lot area.
*Up to 300 sq.ft. Of area may be excluded from building coverage and from FAR area for open front porches or side and rear porches. Screen pool enclosures may also be permitted in addition to the permitted building coverage an additional eight (8%) percent of the lot area. Common driveways are permitted between two adjoining lots.

Setbacks R-2

	EXISTING	PROPOSED
<u>FRONT SETBACKS</u>		
1 st Floor – 25'	_____	_____
2 nd Floor – 30'	_____	_____
<u>SIDE SETBACKS</u>		
Minimum Setback is: 10'	_____	_____
<u>REAR SETBACKS</u>		
One Story Building - 10'	_____	_____
Two Story Building - 25'	_____	_____
<u>Corner Lot Setbacks*</u>		
One Story Building - 20'	_____	_____
Two Story Building - 20'	_____	_____

All setbacks given are minimum permitted.

*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

See Ordinance for additional development standards in the R-2 District.

Attachments to R-2 Setback/Coverage Worksheets

Other provisions and allowances for R-2 District Developments: (Excerpts from Ordinance)

(3) Additional Development standards (lots 65 feet or less in width):

1. Parking shall be provided behind the front dwelling with only one driveway entering the property.
2. The driveway and parking surface setback is permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
3. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
4. Circular driveways and parking in front shall be prohibited.
5. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
6. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
7. The principal dwelling may be placed in either the front or the rear of the lot.
8. For corner lots the street side setback shall be 14 feet and the interior side setback shall be 7 feet to the first floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
9. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the Parks Director.
10. Screen pool enclosures may also be permitted an additional eight (8%) percent of the lot area in addition to the permitted building area.
11. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent (1%).
12. When utilizing one common driveway between two properties, the required side setback of eleven (11) feet may be reduced to seven (7) feet to the first floor wall and ten (10) feet to the second floor wall.

(4) Additional Development standards for development of a single-family residence only:

1. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four (4) feet.
2. The eleven (11) foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven (7) foot side setback shall be observed to the first floor wall, and the second floor setback shall be ten (10) feet to the second floor wall from the side lot line.
3. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.

(5) Development Standards for all properties in the R-2 District:

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.

3. The architecture of the front of the building shall not include two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.
4. Open front porches or covered entryways may encroach up to seven (7) feet into the required front setback. A porch depth of eight (8) feet or more is requested for functionality.
5. Minimum living area. The minimum living area of any single-family residence shall be one thousand (1,000) square feet. The minimum living area of duplex or cluster residential units shall average seven hundred fifty (750) square feet but no individual unit shall be less than four hundred (400) square feet.
6. Properties or lots exceeding 10,000 square feet are permitted building heights of thirty-five (35) feet if the side setback is increased to twenty (20) feet measured to the roof component of the building over thirty (30) feet in height.

(6) Additional Development standards for R-2 lots which abut single family zoned properties:

1. The rear yard setback shall be 25 feet to the first floor wall and 35 feet to the second floor wall, except where the abutting single family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.
 2. The maximum floor area ratio shall be 45%, except a single-family dwelling may utilize a floor area ratio of 55%.
 3. All building plans for duplexes shall require appearance review approval by the Town Designer or Planning Department designee in accordance with criteria listed under (e)(2) of this Section. Appeals of the appearance review determination of the Town Designer may be made by the applicant and shall be heard by the Planning and Zoning Commission within 40 days of receipt of the appeal request. The applicant or city staff may appeal the decision of the Planning and Zoning Commission to the City Commission within 15 days from the date of that decision. The matter shall be heard by the City Commission within 30 days for final determination.
- (b) Stormwater control. Duplex and cluster housing shall provide onsite stormwater retention as provided by the land development code.

SECTION 2. Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to SECTION 58-82 "General Provisions" subsections (kk) and (ll) to read as follows:

- (kk) First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one story buildings or above the second floor top plate of two story buildings so as to create additional wall height or the appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat roof buildings.
- (ll) The required two-story setback shall apply to walls, which extend twelve (12) feet in height or more above the existing pre-construction grad for buildings in residential zoning districts.

November 12, 2007