



Setback/Coverage Calculations (Lots greater than 70 ft. in width)

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

Address: _____ Lot Width¹: _____

Submitted by: _____ Lot Area²: _____

Single-Family Residence _____ Duplexes _____ Townhomes/Cluster Housing _____

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.					
	Single-Family	65%				
	Duplexes	65%				
	Townhomes/Cluster Housing	65%				
Maximum Building Coverage	Single-Family	40%				
	Duplexes	35%				
	Townhomes/Cluster Housing	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.					
	Single-Family	55%				
	Duplexes	55%				
	Townhomes/Cluster Housing	55%				

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

Maximum Building Stories: Two

		Required (ft)			Existing (ft.)	Proposed (ft.)
		Single-Family	Duplexes	Townhouses/ Cluster Housing		
Front Setbacks³	First-Floor	25	25	25		
	Second-Story	25	25	25		
Side Setbacks	First-Floor	10	10	10		
	Second-Story	15	10	10		
Rear Setbacks	First-Floor	10	10	10		
	Second-Story ⁴	20	20	25		
Corner Lots (Street-Side Setbacks)	First-Floor	20	20	20		
	Second-Story	20	20	20		
Minimum Land Area (sq. ft.)		6,000	9,000	12,000		
Minimum Land Area/Unit (sq. ft.)		6,000	4,500	4,000		
Minimum Lot Width (ft.)		50	50	70		

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.

⁴For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be 10-feet.