



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address:

Lot width²:

Submitted by:

Lot area³:

	Maximum % Allowed ⁴	Existing Area ⁹	Maximum Allowed Area	Additional Proposed Area ⁹	New Total Area
IMPERVIOUS LOT COVERAGE	INCLUDE: building footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	50%				

FLOOR AREA RATIO (F.A.R.)	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 ⁵ , and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches ⁶ .				
	Lots 12,500 sq. ft. or less: 40%				
	Lots over 12,500 sq. ft.: 35% or 5,000 sq.ft., whichever is greater				

Attic Area(s)⁷	3% FAR⁸				
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FRONT YARD LANDSCAPE COVERAGE	INCLUDE: All hard surfaces and all driveway surfaces (pervious & impervious). EXCLUDE: All landscaped green areas.				
FRONT LOT AREA	50%				

NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong.
2. Lot 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.
3. Submerged lands or land located across the street shall not be included.
4. Percentage based on the lot area.
5. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
6. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum excluded area of 400 square feet. The area within open or screened rear and/or side porches, lanais, porte cocheres or other covered areas may be excluded from the gross floor area up to 500 square feet in total for all areas.
7. Attics are defined as the space enclosed within the roof structure of a building accessed by a pulldown ladder. Spaces or rooms on the same floor as living areas, which are more than five (5) feet in height, are not included in the definition of attic, and therefore count towards FAR. Attic areas are not to be habitable areas but shall serve only as storage areas or for mechanical equipment. Attics shall not contain plumbing fixtures or finished room areas. Attics shall have minimal lighting and air-circulation fans.
8. Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five (5) feet in height, is permitted up to an additional three percent (3%) of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building Code.
9. **These columns only apply to existing homes.**

SETBACKS

	Minimum Allowable Dimensions		Existing		Proposed	
FRONT	20% of the lot depth or existing setback ¹ , whichever is greater ²					
SIDES³			Left	Right	Left	Right
	1st Floor	30% of lot width ^{4,5}				
	2nd Floor	40% of lot width ^{4,5}				
REAR^{3,6}	1st Floor	25 ft.				
	2nd Floor	35 ft				
	Lakefront	see note 7				
CORNER LOT (street-side yard)	Lot width of 70 ft. or less	15 ft.				
	Lot width over 70 ft.	20 ft.				
BUILDING HEIGHT^{8,9,10}	Lots 12,500 sq. ft. or less	32 ft.				
	Lots over 12,500 sq. ft.	35 ft.				

Notes:

1. The existing front setback shall be calculated using the front setback of the existing home or the most recently demolished home, that conformed with the then applicable front setback requirement when constructed.
2. Lot depth is the average distance measured perpendicular to the front lot line and the rear lot line.
3. Any building wall that exceeds 12 ft. in height measured from existing grade to top of the wall plate must meet the setbacks for the second floor.
4. Lot width is measured at the building line across the front of the existing or proposed home.
5. Side setbacks shall be equally divided on each side of the lot, unless otherwise specified in the code.
6. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. Lots that are 75 ft. deep or less may utilize a first floor rear setback of 10 ft. and a second floor rear setback of 20 ft. Lots which are 115 ft. deep or less may utilize a first floor setback of 15ft and a second floor setback of 25 ft.
7. **Requires Planning & Zoning Board approval.** Lakefront setback is based on the average setback establish by the adjacent residences or 50 ft., whichever is greater, measured from ordinary high water line.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. Roofs with a pitch of 2:12 or less shall be a maximum of 28 ft.
10. Properties or lots exceeding 50,000 square feet in size with at least 100-ft. width at the building line may be permitted building heights up to 40 ft. if all side setbacks are increased to 35 ft.