

Setback/Coverage Calculations

For Single Family/Duplex/Multi-family (R-3) Zoning District*

Address: _____ Lot Width: _____

Submitted by: _____ Lot Area: _____

Check one: Single Family Residence _____ Duplex _____ Multi-family Housing _____

The development standards for single family residences, duplexes, and principal dwellings and cottage dwellings shall be the same as required by the R-2 district (**see separate worksheet**) or as provided on this worksheet at discretion of owner. Lots 65 ft wide or less must use R-2 standards.

	Single Family	Duplex	Multi-family
Minimum Land Area (sq. ft.)	6,000	9,000	12,500
Minimum Land Area per unit (sq. ft.)	6,000	4,500	2,500
	<u>Existing Area</u>	+ <u>Proposed Area</u>	= <u>Total Area</u>
			<u>Permitted Area</u>

Building Coverage

{Bldg foot print including any cantilevered floor areas, garages, carports, accessory bldgs and screen enclosures}

Single family/Duplex – 35%	_____	_____	_____
Multi-Family Housing – 40%	_____	_____	_____

Impervious Lot Coverage

{include all areas from above at grade level plus all driveways, sidewalks, patios, swimming pools, etc}

Single family – 60%	_____	_____	_____
Duplex – 65%	_____	_____	_____
Multi-Family Housing – 70%	_____	_____	_____

Building Height Maximum Permitted: Single family/Duplex 30ft Multi-Family Housing 35ft
 Proposed height: _____ Measured from existing grade at front setback of lot.
 Number of Units: _____

Minimum Off-Street Parking Single family/Duplex 2 spaces per unit Multi-Family Housing 2.5 spaces per unit
 Number of Spaces: _____

*Buildings over 10,000 square feet require a conditional use permit approved by the Planning & Zoning Commission and City Commission.

Setbacks R-3

For Single Family/Duplex/Multi-family (R-3) Zoning District

EXISTING

PROPOSED

FRONT SETBACKS

Minimum setback is:

Single family – 20'

Duplex/Multi-family – 25'

SIDE SETBACKS

Single family/Duplex – 10'

Multi-Family – 20'

Rear Setbacks

One Story

Single family/Duplex – 10'

Multi-Family - 20'

Two Story

Single family/Duplex – 25'

Multi-Family - 25'

Corner Lot Setbacks*

Lot width over 65'

1st floor – 20'

Lot width over 65'

2nd floor – 22.5'

Lot width 65' or less – 15'

1st and 2nd floors

All setbacks given are minimum allowed from lot line to vertical wall.

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