

Setback/Coverage Calculations

Multi-family (high density R-4) Zoning District

Address: _____ Lot Width: _____

Submitted by: _____ Lot Area: _____

Single Family Residence _____ Duplex _____ Multi-family Housing _____

	<u>Existing Area</u>	<u>Proposed Area</u>	<u>Total</u>	<u>Permitted Area</u>
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Building Coverage

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

Single family/ duplex - 35% _____ _____ _____ _____

Multi-family housing - 55%

Impervious Lot Coverage

(include all areas from above at grade level plus all driveways, sidewalks, patios, swimming pools, etc.)

Single Family - 70%

Duplex - 75%

Multi-family - 80% _____ _____ _____ _____

Building Height *

Maximum Permitted: 35'
(Multi-family 55') #

Proposed Height: _____

Minimum off-street parking (all) 2 spaces/ unit Number of spaces _____

Minimum living area 750 sq. Ft. Proposed _____

Building height in excess of 35' requires additional setbacks, see page 2.

* Building height measured from existing grade in front of the building to the highest part of the roof.

Setbacks R-4

EXISTING

PROPOSED

FRONT SETBACKS

Minimum setback is:

Single family/ duplex - 20'

Multi-family - 25'

SIDE SETBACKS

Single family/ duplex - 8'

Multi-family - 20' **

REAR SETBACKS

1 story

Single family/ duplex - 10'

Multi-family - 20' **

2 story

Single family/ duplex - 25'

Multi-family - 20' **

Corner Lot Setbacks*

Lot width over 65'

with one story - 20'

Lot width over 65'

with two story - 22.5'

Lot width 65' or less 15'

(single family/duplex)

All setbacks given are minimum allowed

*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.

**For each additional ten(10') feet or fraction thereof above 35' in height, there shall be an additional five foot(5') setback for each side yard and rear yard.