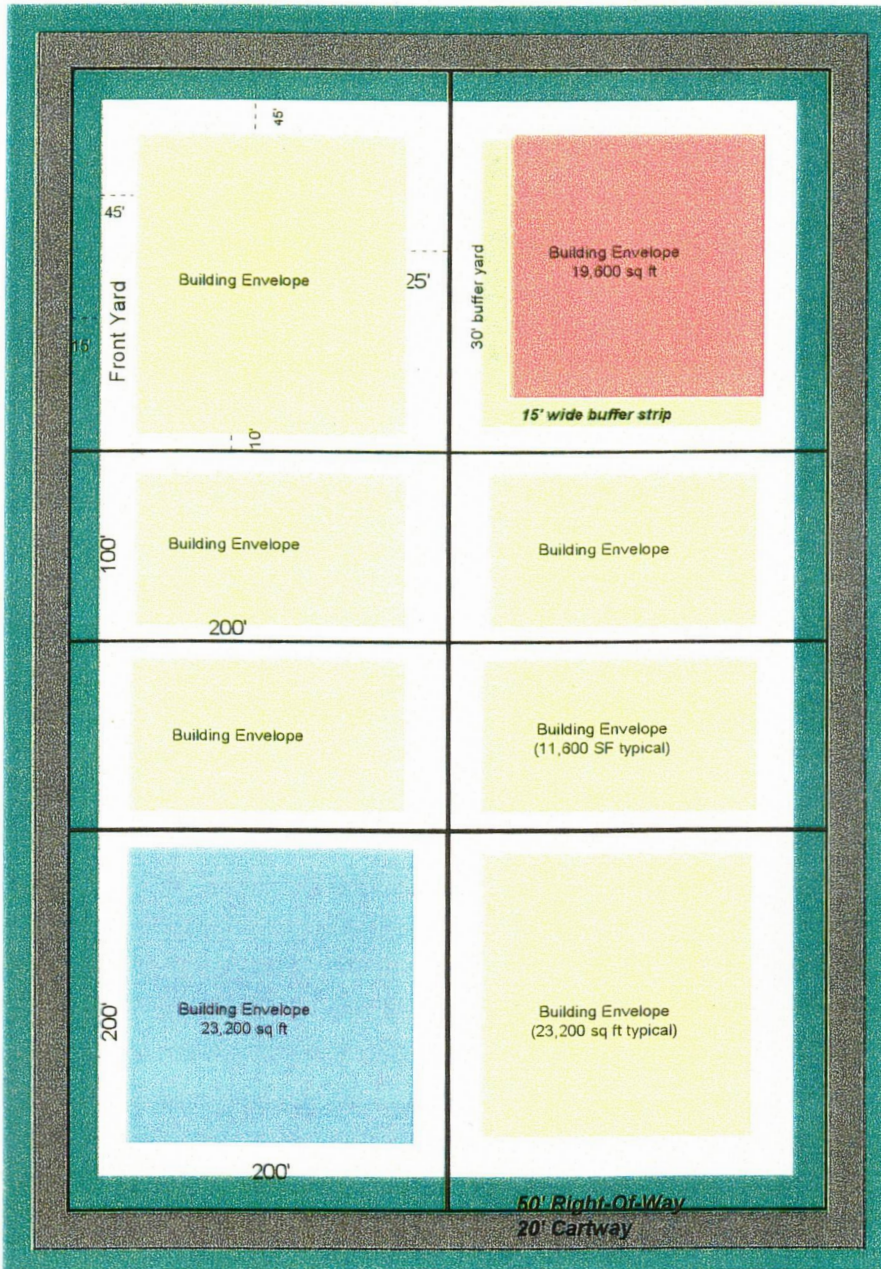


# SECTION 601: R-1 ZONING DISTRICT'S DENSITY, YARD, LOT, HEIGHT, AND AREA REQUIREMENTS



-  Cartway
-  Right-of-Way
-  Lot Dimension
-  Single-Family Use
-  Business Use
-  Two-Family Use

## MINIMUM LOT SIZE

### Single-Family

Interior Lot = 20,000 sq ft  
 Corner Lot = 40,000 sq ft

### All Other Permitted Uses

Interior & Corner Lot = 40,000 sq ft

## MINIMUM LOT WIDTH

(as measured at front yard setback)

### Single-Family

Interior Lot = 100 ft  
 Corner Lot = 200 ft

### Any Other Permitted Uses

Interior & Corner Lot = 200'

## FRONT YARD SETBACK

(measured from the edge of ROW)

### All Principal Uses

Interior & Corner Lot = 45'

## REAR & SIDE YARD SETBACK

### All Principal Uses

25 ft from REAR property line  
 10 ft from SIDE property line

### Accessory Structures

5 feet from REAR & SIDE property line

**Fences** Located on Property Line

## MAXIMUM LOT COVERAGE

35% including accessory structures

## MAXIMUM BUILDING HEIGHTS

Residential Dwellings = 40 ft  
 Residential Accessory Structures = 35 ft  
 Wall or Open Fence = 8ft