

# Zoning District Reference Guide

The charts below are meant as a reference for citizens when comparing the differences in development standards between the districts.

## Residential

R1: Single Family, Low Density	R2: Single Family, Medium Density	R3: Single Family, High Density	R4: Two Family, High Density
Front Setback: 30 feet	Front Setback: 25 feet	Front Setback: 10 feet	Front Setback: 10 feet
Side Setback: 5 feet	Side Setback: 5 feet	Side Setback: 3 feet	Side Setback: 3 feet
Rear Setback: 30 feet	Rear Setback: 30 feet	Rear Setback: 15% of lot depth or 30 feet whichever is less	Rear Setback: 30 feet
Min. Lot Size: 10,000 sq. ft.	Min. Lot Size: 7,500 sq. ft.	Min. Lot Size: 3,500 sq. ft.	Min. Lot Size: 4,500 sq. ft.
Max. Lot Coverage: 33%	Max. Lot Coverage: 33%	Max. Lot Coverage: 50%	Max. Lot Coverage: 50%
Min. Lot Frontage: 65 feet	Min. Lot Frontage: 50 feet	Min. Lot Frontage: 35 feet	Min. Lot Frontage: 45 feet
Uses: Single family	Uses: Single family	Uses: Single family Conditional: duplex, triplex	Uses: Duplex

## Commercial & Industrial

C1: Local Commercial District	C2: General Commercial District	C3: Downtown Commercial District	O1: Institutions & Offices	I1: Light Industrial
Front Setback: 25 feet	Front Setback: 30 feet	Front Setback: None	Front Setback: 25, 40, 55 feet	Front Setback: 50 feet
Side Setback: 10 feet	Side Setback: 15 feet (25 feet if adjacent to residential)	Side Setback: None	Side Setback: 5, 20, 20 feet	Side Setback: 30, 75 feet
Rear Setback: 20 feet	Rear Setback: 30 feet	Rear Setback: Loading space at a ratio of 10 sq. ft per front foot of building	Rear Setback: 20, 20, 40 feet	Rear Setback: 30, 75 feet
Min. Lot Size: N/A	Min. Lot Size: 10,000 sq. ft.	Min. Lot Size: N/A	Min. Lot Size: N/A	Min. Lot Size: N/A
Min. Lot Frontage: 75 feet	Min. Lot Frontage: 100 feet	Min. Lot Frontage: N/A	Max. Lot Coverage: See Landscape Requirements	Max. Lot Coverage: N/A
Uses: Small scale retail	Uses: Large scale retail (Walmart)	Uses: Residential, office, retail	Min. Lot Frontage: 50 feet	Min. Lot Frontage: 100 feet
			Uses: Offices, medical	Uses: Light manufacturing

*\*Color of chart title corresponds with zoning district on map*