

Determining the Size of a Single Family Dwelling

Zone

The zone determines minimum lot sizes and dimensions. Single-Family Residential Zones are R1, RS, RE and RA.

For an R1 lot, the minimum size is 5,000 square feet and the minimum lot width is 50 feet.

Height District

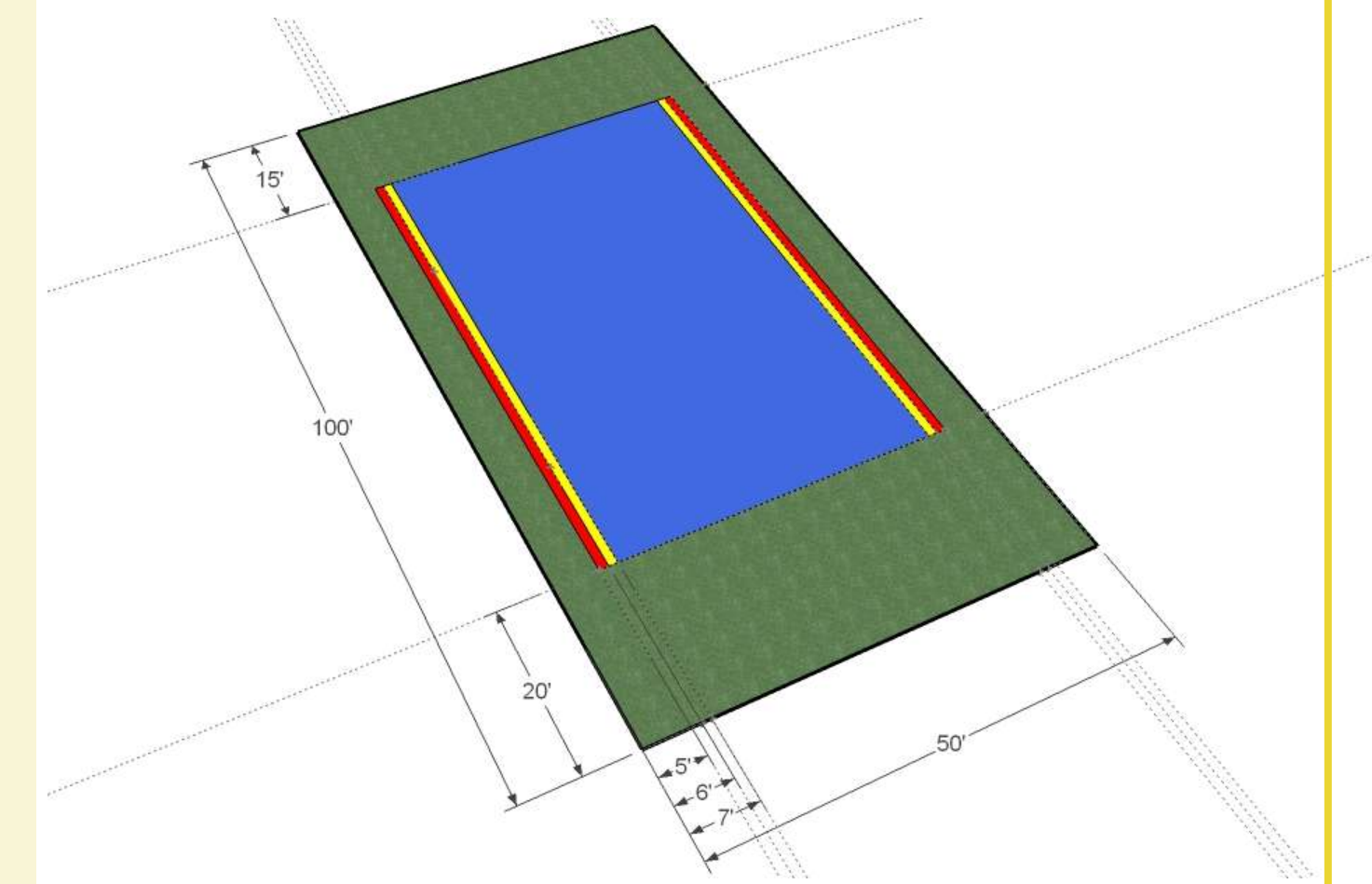
The height district determines the maximum height of a structure and number of stories.

For single-family homes, heights range from 30-45 feet, and 2-4 stories.

Setbacks

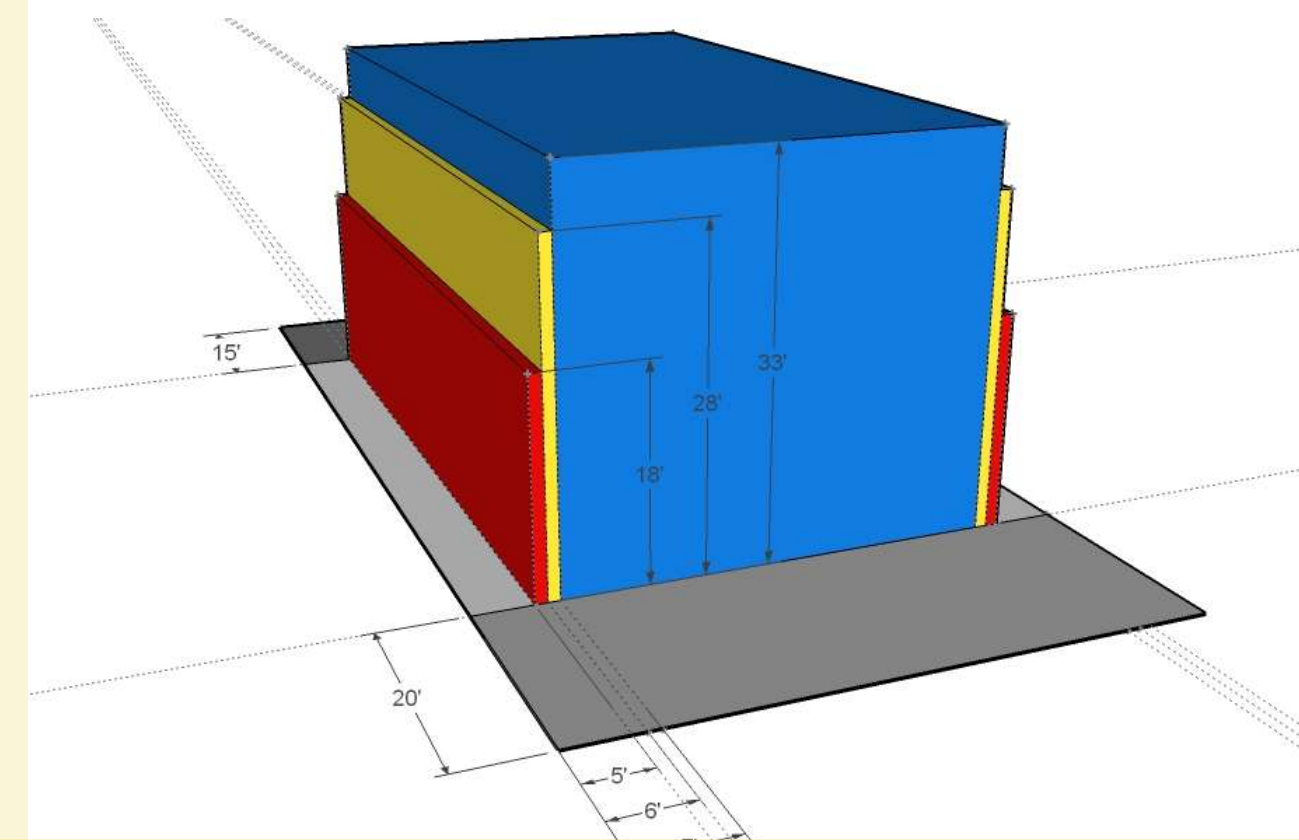
Front and rear yard setbacks are generally fixed.

Side setbacks vary by the height of the home.



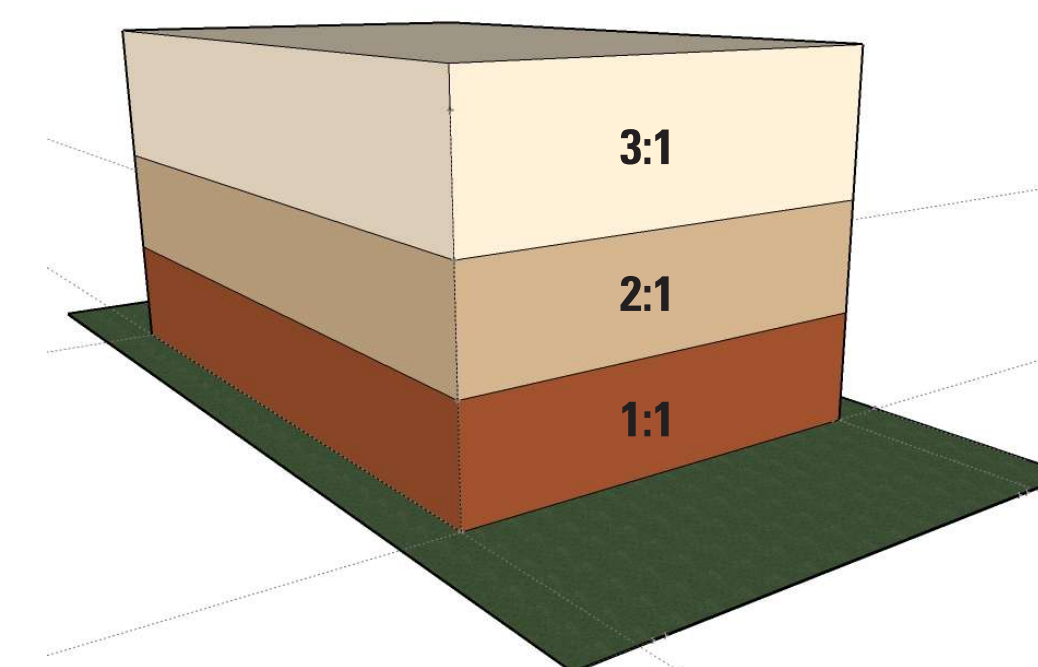
Buildable Area

The Zone, Height District and Yard Setbacks are used to define a two-dimensional area on the lot that determines where a building can be built. This area is called the Buildable Area.



Floor Area Ratio

The Floor area Ratio is currently 3:1 for single-family homes. This means a home can be up to 3 times the Buildable Area.



Total Development Potential

The total development potential is the maximum floor area allowed by the Floor Area Ratio. For a 5,000 sq ft R1-zoned lot, currently the largest structure possible is 7,020 sq ft.

