

## § 4.3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

### 4.3.1 Purpose Statements

#### A. FR Farm-Rural District

The FR Farm-Rural Zoning District is intended to accommodate land that is relatively undeveloped and agricultural in nature. The FR District is intended to permit the continued use of the land for agricultural purposes.

#### B. SF-E Single-Family Estate District

The SF-E Single-Family Estate District is intended to accommodate a residential environment predominantly characterized by single-family dwellings on large lots with more generous setbacks. The SF-E District also accommodates select compatible nonresidential uses.

#### C. SF-10 Single-Family District

The SF-10 Single-Family District is intended to accommodate a residential environment of single-family dwellings on larger lots in a predominantly suburban development pattern. The SF-10 District also accommodates select compatible nonresidential uses.

#### D. SF-6 Single-Family District

The SF-6 Single-Family District is intended to accommodate a residential environment of single-family dwellings on moderately sized lots. The SF-6 District also accommodates select compatible nonresidential uses.

#### E. SF-4.5 Single-Family Estate District

The SF-4.5 Single-Family District is intended to accommodate a residential environment of single-family dwellings within a denser development pattern of smaller lots. The SF-4.5 District also accommodates select compatible nonresidential uses.

### 4.3.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the single-family residential districts.

### 4.3.3 Dimensional Standards

#### A. General

Table 4.3.3: Single-Family Residential Districts Dimensional Standards establishes the dimensional standards for the single-family residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

#### B. Single-Family and Two-Family Dwelling Average Front Setback

Where 60% of a blockface is developed, an average front setback is required and establishes a required front setback line.

1. Average front setback is calculated by measuring the front setback of the four closest lots on either side of the subject lot and dividing by eight. In the case of a corner lot or a lot near or at the end of the block, the number of required lots may be offset to one side to the extent needed to achieve a measurement of eight lots total. If there are less than eight lots on the blockface that can be used for measurement, all lots shall be included in the calculation.
2. The average front setback establishes a front setback line. The front building line must be located no more than five feet in either direction from this established front setback line.

#### C. Cul-De-Sac and Waterfront Setbacks

See Section 4.2.6 for specific setback standards for lots located along a cul-de-sac or the waterfront.

Table 4.3.3: Single-Family Residential Districts Dimensional Standards					
KEY: NR = Nonresidential use N/A = Not Applicable					
	FR	SF-E	SF-10	SF-6	SF-4.5
<b>Bulk Standards</b>					
<b>Minimum Lot Area</b>	5 acres NR: 20,000sf	22,000sf	10,000sf	6,000sf NR: 10,000sf	4,500sf NR: 10,000sf
<b>Minimum Lot Width</b>	150' NR: 75'	75'	50'	45' NR: 50'	40' NR: 50'
<b>Maximum Building Height</b>	45'	35'	35'	35'	35'
<b>Maximum Building Coverage</b>	N/A	40%	40%	50%	50%
<b>Maximum Impervious Surface</b>	N/A	55%	60%	65%	65%
<b>Setbacks</b>					
<b>Front Setback</b>	50' minimum	Average front setback required per Section 4.3.3.B  Where a lot does not require averaging, then 25' minimum	Average front setback required per Section 4.3.3.B  Where a lot does not require averaging, then 25' minimum	Average front setback required per Section 4.3.3.B  Where a lot does not require averaging, then 25' minimum	Average front setback required per Section 4.3.3.B  Where a lot does not require averaging, then 20' minimum
<b>Minimum Interior Side Setback</b>	25'	10'	5' NR: 10'	5' NR: 10'	5' NR: 10'
<b>Minimum Corner Side Setback</b>	25'	25'	10'	10'	10'
<b>Minimum Reverse Corner Side Setback</b>	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'
<b>Minimum Rear Setback</b>	25'	10' NR: 20'	5' NR: 10'	5' NR: 10'	5' NR: 10'