

## **R-44 RESIDENTIAL REQUIREMENTS**

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### **AREA, YARD & HEIGHT REQUIREMENTS**

Minimum Lot Area:	43,560 square feet of buildable land	<ul style="list-style-type: none"><li>• for any lot created and recorded after January 1, 2002</li><li>• for any lot created by subdivision and recorded after October 1, 1983</li></ul>
	30,000 square feet	<ul style="list-style-type: none"><li>• for lot in existence as of October 1, 1983</li></ul>
Minimum Buildable Area:	15,000 square feet	
Minimum Lot Width:	150 feet	
Minimum Front Yard:	35 feet	
Minimum Side Yard:	25 feet	
Minimum Rear Yard:	60 feet	
Minimum Living Area:	1,050 square feet	
Maximum Lot Coverage:	20 percent	
Maximum Building Height:	35 feet or 2 ½ stories	

## **R-15 RESIDENTIAL ZONE**

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### **AREA, YARD & HEIGHT REQUIREMENTS**

Minimum Lot Area:	43,560 square feet	<ul style="list-style-type: none"><li>• for any lot created and recorded after January 1, 2002</li><li>• for any lot created by subdivision and recorded after October 1, 1983</li></ul>
	15,000 square feet	<ul style="list-style-type: none"><li>• for lot in existence as of October 1, 1983</li></ul>
Minimum Lot Width:	100 feet	
Minimum Front Yard:	35 feet	
Minimum Side Yard:	15 feet	
Minimum Rear Yard:	45 feet	
Minimum Living Area:	900 square feet for a single family dwelling	
Maximum Lot Coverage:	25 percent	
Maximum Building Height:	30 feet or 2 ½ stories	

