



# Residential Lot Standards

Garage, accessory structures and driveway standards:

- Residential lots may have no more than two (2) accessory structures. A garage is considered an accessory structure
- No garage, whether attached or detached, nor accessory structure shall be taller than the principal structure
- The total footprint of all garage space, whether attached or detached, and of all accessory structure space shall be no larger than the footprint of the principal structure, except that a residential lot shall be allowed at least 500 square feet of garage space, given all required setbacks and standards are met. In the RE District, the footprint of all accessory structure space may be larger than the footprint of the principal structure, but no larger than 2,000 square feet for a lot less than 2 acres. If a lot is between 2 and 4.99 acres, the total area of accessory structures can be up to 2,500 square feet. If a lot is 5 acres or more, accessory structures between 2,500 and 3,500 square feet are permitted with a conditional use permit.
- All driveways shall be paved with asphalt, concrete or other durable, dustless surfacing. Driveway access shall not exceed 24 feet in width at the curb line and property line. All driveway widths shall be measured at the property line and curb line, not the roadway, and shall be 40' in length or to the garage, whichever is less. Driveways must be located at least three (3) feet from the extension of the side lot line from the property line to the curb to accommodate the driveway apron. Driveways abutting a public street must have a minimum of a three (3) foot landscaped separation between any adjacent driveways. That area between the property line and the curb line shall be the responsibility of the property owner to pave and maintain. Prior to the sale or property title transfer non-paved driveways shall be paved with asphalt, concrete or other material as approved by the City Engineer.
- See Section 1340.04 of the Zoning Code for more information on garages and accessory structures and Section 811.07 of the City Code for more information on driveway standards.

Fences are permitted in any required yard or along any property line. The maximum height is six (6) feet in the rear or side yard and four (4) feet in the front yard or where it would obstruct safe views from the driveway or street.

Decks must meet the setback requirements for accessory structures in the appropriate zoning district.

The following table summarizes the residential lot guidelines for single-family residences in the RE, R-1A, R-1, R-2, and R-3 Districts.

	<b>R-E</b>	<b>R-1A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
<b>Minimum lot area (sq ft)</b>	2 acres	15,000 sq ft	9,100 sq ft	9,100 sq ft	9,100 sq ft
<b>Minimum lot depth</b>	200 feet	150 feet	130 feet	130 feet	130 feet
<b>Minimum lot width (corner lots)</b>	160 (200) feet	100 (120) feet	70 (90) feet	70 (90) feet	70 (90) feet
<b>Minimum front yard in feet</b>	40 feet	30 feet	30 feet	30 feet	30 feet
<b>Minimum side yard in feet</b>	20 (40) feet	10 (30) feet	10 (30) feet	10 (30) feet	10 (30) feet
<b>Minimum rear yard in feet</b>	50 feet	30 feet	30 feet	30 feet	30 feet
<b>Maximum lot coverage</b>	20%	20%	35%	35%	35%