

Table 4- SR Dimensional Regulations

Development Standards	Single-family Detached	Single-family Attached
LOT DIMENSIONS:		
Lot Size, Minimum (square feet)	4,000	2,000
Lot Width, per Chapter 2 (feet)	40	20
Lot Depth, Minimum (feet)	95	95
LOT COVERAGE:		
Impervious Coverage, Maximum (percent)	67	70
BUILDING HEIGHT:		
Building Height, Maximum (feet)	40	40
Building Height, Maximum (stories)	3	3
DENSITY/INTENSITY:		
Density, Maximum (units per acre)	8	8*
BUILDING PLACEMENT:		
Front Setback, Minimum (feet)	20	20
Side Setback, Minimum (feet) Principal	5	5
Internal Side Setback, Minimum (feet) Principal	n/a	0
Side Setback, Minimum (feet) Accessory	5	5
Rear Setback, Minimum (feet) Principal	20	20
Rear Setback, Minimum (feet) Accessory	5	5

* Additional Density:

Developments in the Single-Family Residential zoning district may achieve a density bonus to allow up to 10 units per gross acre by meeting the following criteria:

1. The development provides affordable or workforce housing;
2. The units will have access to all utilities, including water and wastewater service;
3. The development provides significant open spaces, natural landscaping, appropriate landscaping buffers or a decorative wall or fence to effectively shield the development from adjacent uses. Refer to Chapter 4 of these LDRs for buffer requirements.