

Setback Requirements for Residential Zoning Districts

Zoning district	Minimum lot area per dwelling unit		Maximum height	Minimum yard setback per lot			Minimum floor area per unit (sq. ft.)	Maximum percent lot coverage
	Area sq. ft.	Width		Front	Side	Rear		
R1 One Family Residential	7,800 w/public sewer & water 12,000 w/public sewer or water 18,000 w/ well & septic	65 w/public sewer & water 65 w/public sewer or water 80 w/well & septic	30	25	15' With No Side Less Than 5'	40	1 story – 1000 1 ½ story – 1150 2 story - 1500	30%
R1L One Family Residential	15,000	80	30	25	15' With No Side Less Than 5'	40	1000 (SEE ABOVE)	30%
R2 One Family Residential	7,800 w/public sewer & water 12,000 w/public sewer or water 18,000 w/ well & septic	65 w/public sewer & water 65 w/public sewer or water 80 w/well & septic	30	15	15' With No Side Less Than 5'	55	1000 (SEE ABOVE)	30%
R3 St. Johns One Family Residential	7,800 w/public sewer & water 12,000 w/public sewer or water 18,000 w/ well & septic	65 w/public sewer & water 65 w/public sewer or water 80 w/well & septic	30	15	15' With No Side Less Than 5'	45	1000 (SEE ABOVE)	30%
R4 Perch Point Isle, Perch Point Isle II and III	7,800 w/public sewer & water 12,000 w/public sewer or water 18,000 w/ well & septic	65 w/public sewer & water 65 w/public sewer or water 80 w/well & septic	30	20	15' With No Side Less Than 5'	25	1000 (SEE ABOVE)	30%
RS1 Rural Suburban	One acre	150	30	30	15' each	40	1000 (SEE ABOVE)	30%
RS2 Rural Suburban	32,670	100	30	30	15' each	40	1000 (SEE ABOVE)	30%
Accessory structures			1 story, 15 feet	10' from any main building 3' from any side/rear lot line				25% of rear yard
+ 2 Acres, 100 ft			20 feet	20" minimum sides/rear lotline			6,000 Maximum	3% of lot maximum

Side Yard Setbacks For Non-Conforming Lots

See other side for nonconforming lots of record

1. Nonconforming Lot of Record. A principal building and customary accessory buildings may be erected on a nonconforming lot of record, provided that all applicable zoning requirements for setbacks and the like are met. If the variation of a setback or other zoning restrictions is required in order to erect a structure on a nonconforming lot of record, then such structure shall only be permitted if the Zoning Board of Appeals grants a variance. An exception to this requirement for a variance shall be nonconforming lots of record with less than the minimum required lot frontage, on which side yard setbacks may be reduced by four (4") inches for each foot of lot width that is deficient from the minimum lot frontage requirement. In no case shall either side yard be reduced to allow less than a five (5') foot setback from either property line. (Fractions of a foot with regard to lot width shall be rounded to the nearest foot with six (6") inches or less being rounded to the next lowest foot. For example, a lot width of 57' 6" shall be rounded down to 57')

Examples:

Lot Width in Ft.	Side Yard (1)	Side Yard (2)
60	8'4"	5'
56	7'	5' (or 6' and 6')
50	5'	5'
45	5'	5'
40	5'	5'