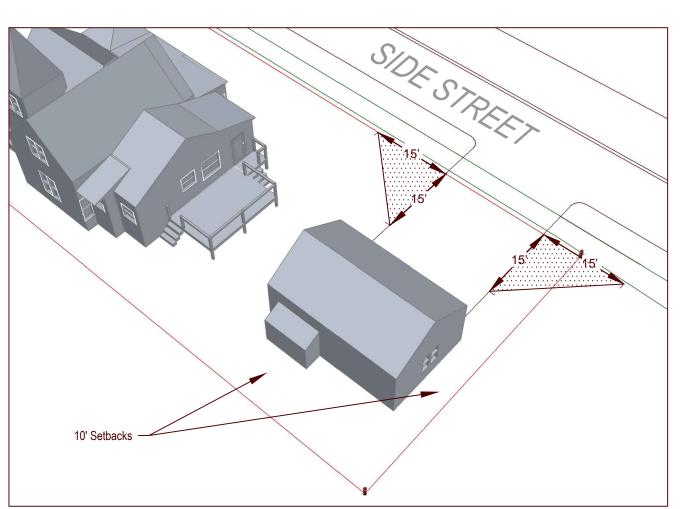


# Property Pins & Property Lines Determine Setbacks 15' CSINIA



## This document for reference only, other ordinances and zoning requirements not mentioned may apply. Not a legal document.

# **R-1**Two-Family Residential

## General Requirements:

- Minimum Lot Size is 17,000SF
- Maximum Structure Height is 35'
- Driveway may be from 9' to 36' in width
- 4.3 families per acre

## Accessory Structures:

- Total footprint of accessory structure(s) must not exceed the primary structure's footprint
- Total footprint of accessory structure(s) must not exceed 15% of lot area
- Sidewalls exceeding 10' require Zoning Board approval

# Visibility Considerations:

- Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.
- Privacy Fences shall not exceed 3' in height within these areas.

## Other Considerations:

 Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard

## REFERENCES:

Sec. 703 (R-1)

Sec. 801 Area, Yard, Height Sec. 1006 Proj. Open Space

Sec. 1007 Corner Lots

Sec. 1007 Corner Visibility

Sec. 8-1 Fences

Sec. 22-178 Driveways