



### INFO SHEET

### BULK REQUIREMENTS IN RESIDENTIAL ZONES

|                                       | R-1                                                                                                     | R-1A                                                                                                    | R-2                                                                                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Permitted Uses                        | Single Family Residential                                                                               | Single Family Residential                                                                               | Single & Two Family Residential                                                                         |
| Minimum Lot Area                      | 4,800 square feet                                                                                       | 3,200 square feet                                                                                       | 3,200 SF for single<br>6000 SF for duplex                                                               |
| Min. Lot Frontage<br>Min. Lot Width   | 60'                                                                                                     | 40'                                                                                                     | Single: 40'<br>Duplex: 60' 80' N-S Street                                                               |
| Minimum Lot Depth                     | 80'                                                                                                     | Cresse-Atlanta: 100'<br>Atlanta-Denver: 90'<br>Denver-Jefferson: 80'                                    | Cresse-Atlanta: 100'<br>Atlanta-Denver: 90'<br>Denver-Jefferson: 80'                                    |
| Setback -Front Yard                   | 10'                                                                                                     | 10'                                                                                                     | 10'                                                                                                     |
| Setback-Rear Yard                     | 20% of Lot Depth<br>15% for 1 <sup>st</sup> Floor deck (no roof)<br>20% for 2 <sup>nd</sup> floor decks | 20% of Lot Depth<br>15% for 1 <sup>st</sup> Floor Deck (no roof)<br>20% for 2 <sup>nd</sup> floor decks | 20% of Lot depth<br>15% for 1 <sup>st</sup> Floor Deck (no roof)<br>20% for 2 <sup>nd</sup> floor decks |
| Setback- Side Yard                    | One Story: 6'<br>2 <sup>nd</sup> Story Add'tn : 6'<br>Two Story: 8'                                     | 5' Minimum and Combined 25% of Lot Width                                                                | <b>Single:</b> 5' Min<br><b>Duplex:</b> 6'<br>Combined 25% of Lot Width                                 |
| HVAC Units (buffered)                 | 4'                                                                                                      | 4'                                                                                                      | 4'                                                                                                      |
| Setback-Bulkhead<br>4' acc. buildings | N/A                                                                                                     | 15' to Bldg; 4' to 1 <sup>st</sup> Fl. Deck                                                             | N/A                                                                                                     |
| Building Coverage<br>Lot Coverage     | 45%<br>65%                                                                                              | 45%<br>65%                                                                                              | 45%<br><b>Single:</b> 65% <b>Duplex:</b> 65%                                                            |
| Floors                                | 2 ½ Stories<br>½ Story-33% of 2 <sup>nd</sup> Fl., incl unfinished attic                                | 2 ½ Stories<br>½ Story-33% of 2 <sup>nd</sup> Fl., incl unfinished attic                                | <b>Single:</b> 2 ½ Stories<br><b>Duplex:</b> 2 Stories                                                  |
| Height to Peak/Ridge                  | 32' From BFE or<br>34' From Grade at Curb                                                               | 32' From BFE or<br>34' From Grade at Curb                                                               | 32' From BFE or<br>34' From Grade at Curb                                                               |
| Eave Height                           | 23' From BFE or<br>25' from Grade at Curb                                                               | 23' From BFE or<br>25' From Grade at Curb                                                               | 23' From BFE or<br>25' From Grade at Curb                                                               |
| Roof Pitch                            | Min. 5:12                                                                                               | Min. 5:12                                                                                               | Min. 5:12                                                                                               |
| Modulation in 20' + wall              | 2' Jog or Bump-out for 20% of Wall Length                                                               | 2' Jog or Bump-out for 20% of Wall Length                                                               | 2' Jog or Bump-out for 20% of Wall Length                                                               |
| Landscaping                           | Min. 30% of Planting/Mulch in Front Yard.<br>Max. 20% Stone<br>Max. 50% Impervious                      | Min. 30% of Planting/Mulch in Front Yard.<br>Max. 20% Stone<br>Max. 50% Impervious                      | Min. 30% of Planting/Mulch in Front Yard.<br>Max. 20% Stone<br>Max. 50% Impervious                      |
| Section-Land Use Code                 | 85-25 through 28                                                                                        | 85—29 through 32                                                                                        | 85-37 through 40                                                                                        |