

Zoning District	Min. Lot Size	Frontage		Setback				Accessory			Max Impervious	Max Std Height	Sidewalks		
		Std. Lot	Corner Lot	Front Yard	2nd St Front Yard	Side Yard	Rear Yard	2nd St Front Yard	Side	Rear			Width	Sides of Street	Grass Strip
R-1	12,000	80		25		10	15		5	5	30	35			
(PD)R-2	8,500	70		25		10	15		5	5	30	35			
PDR-3 (SFD)	7,000	60		25		10	15		5	5	40	35			
(PD)R-3 (Duplex)	10,000	100		25		10	15		5	5	40	35			
(PD)R-3 (Townhome)	2,000	22		25	15	10	15		5	4	50	35			
(PD)R-3 (Apartment)	2,000	n/a					15				50	55	5'	Both	4'
MH-1	n/a	n/a		25		25	25		5	5	40	n/a			
C-1	5,000 ²	n/a		25		5	15		5	5	50	50			
C-2	n/a	n/a		25		3	10		5	5	n/a	70			
M-1	n/a	n/a		25		0 ³	0 ⁴		5	5	n/a	70			
M-1	n/a	n/a		25		0 ³	0 ⁴		5	5	n/a	70			
Foxbank															
FBR-2	4,000	20	40 ⁵	15 ⁶	7.5	5 ⁷	10 ⁷	10	5	3	60	35 ⁸			
FBR-3	1,000 ⁹	18	30	20 ¹⁰	10	10 ^{7,11}	20 ⁷	10	5	3	70	35 ⁸			
FBC-1	.25 ac	n/a	n/a	10	10	10 ⁷	10 ⁷	10	5	5	90 ¹²	None	4'	Both ¹³	3'
FBC-2															
FBR-3															
FBM-1															
Moss Grove															
MG-R1	4,200	40		20	10	5	20		2	2	50	40			
MG-R3	10 ac.	50		20	20	10	20		2	2	60	50	4'	One	5'
MG-CCRC	1,500	50		25	20	0/10	25		2	2	45	55			

Notes

- 2 - Each additional unit requires 2,500 s.f.
- 3 - No side yard is required except that a landscape buffer must be provided in accordance with ordinance
- 4 - No rear yard is required except that a landscape buffer must be provided in accordance with ordinance
- 5 - Driveways on corner lots off private alleys shall be located at least 30' from the point of intersection of the nearest street R-O-W
- 6 - Min. front yard setback may be reduced to 3' where appropriate in a traditional neighborhood application. This shall be identified on the final development plan submitted for applicable tracts
- 7 - There shall be a 30' setback from pond easements located at the rear or sides of the lot except in commercial tracts, where there shall be no minimum
- 8 - Bldg heights are measured to the eave of the structure. Public school buildings shall be exempted from the height restriction
- 9 - Minimum lot size in FBR-3 shall be 1,000 sf
- 10 - Minimum front yard when parking is provided in rear of fee simple townhouse shall be 0 feet
- 11 - Minimum distance between townhouse buildings shall be 20 feet except in mixed use commercial tracts utilizing a main street structure with residential units located above retail and office space
- 12 - 90% aggregate is for 10% of all commercial tracts when taking in their entirety would-be pervious surfaces. Various parcels can be 100% impervious so long as the cumulative is 90%
- 13 - With the exception of Tracts C&D and portions of Tract B-1