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Zoning Requirements

LOT AREA REQUIREMENTS – to construct single family dwelling:

TA	5 acres, unless subdivided into 3 lots or more (3 acres);
R-1	20,000 square feet;
R-2 (existing development)	7,800 square feet;
R-2 (future development)	9,000 square feet;
R-3	7,000 square feet.

LOT WIDTH REQUIREMENTS – to construct single family dwelling:

TA	150 feet;
R-1	80 feet;
R-2 (existing development)	50 feet;
R-2 (future development)	75 feet;
R-3	50 feet.

SETBACKS – distance from property boundaries for single family dwelling:

**SETBACKS MUST BE FLAGGED PRIOR TO SUBMITTAL OF APPLICATION – APPLICATION WILL NOT BE APPROVED UNTIL SETBACKS ARE VERIFIED:*

- *Flag/identify all exterior walls of project.*
- *Flag/identify property corners and boundaries.*

	<u>Front/Street Side</u>	<u>Side</u>	<u>Rear</u>
TA	25 feet;	50 feet;	65 feet;
R-1	35 feet*;	15 feet;	30 feet;
R-2 (existing development)	25 feet*;	8 feet;	25 feet;
R-2 (future development)	25 feet;	10 feet;	25 feet;
R-3	25 feet*;	10 feet;	25 feet.

*On Corner lots in existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures within 300 feet along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.

LOT COVERAGE – maximum lot coverage of single family dwelling:

TA	10% - provided that total lot coverage of all structures does not exceed 15%;
R-1	20% - provided that total lot coverage of all structures does not exceed 30%;
R-2 (existing development)	35% - provided that total lot coverage of all structures does not exceed 45%;
R-2 (future development)	40% - provided that total lot coverage of all structures does not exceed 45%;
R-3	40% - provided that total lot coverage of all structures does not exceed 50%.

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Construction/Design Requirements

The following standards apply to single family dwellings in any zoning district:

HEIGHT REQUIREMENTS:

- 35' Maximum Height for any Single Family Dwelling.
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DRAINAGE:

- No building, structure, or use shall be erected on any land, and no change shall be made in the existing contours of any land, including any change in the course, width, or elevation of any natural or other drainage channel, that will obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands. Anyone desiring to build or otherwise change the existing drainage situation shall be responsible for providing to the City or their designated agent that such changes will not be a detriment to the neighboring lands.
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FOOTINGS – Shall be inspected before cement is poured:

- All Exterior Footings must be a minimum of 42 inches in depth.
- All Interior Footings must be a minimum of 12 inches in depth.

Minimum Dimensions:

- One Story: 12 inches wide, 6 inches thick.
 - Two Story: 15 inches wide, 7 inches thick.
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FRAMING – inspection to be made before wall coverings/gypsum board are applied:

- All openings in bearing wall will have headers.
 - Openings 4 foot or more in non-bearing walls will have headers.
 - Headers will have 1 1/2 inch of bearing on each end for the full width of header.
 - In bearing walls, notches shall not exceed 25 percent of width, holes shall not exceed 40% of width.
 - In non-bearing walls, notches shall not exceed 40% of width, holes shall not exceed 60% of width.
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EMERGENCY ESCAPE and RESCUE OPENINGS

- Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening.
 - Maximum sill height: 44 inches above the floor.
 - Minimum opening area: 5.7 square feet.
 - Minimum opening height: 24 inches.
 - Minimum opening width: 20 inches.
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PLUMBING – IPC and IRC 2012 STANDARDS APPLY

- Consider purchasing Dewalt Plumbing Code Reference Book – affordable reference which addresses most important and commonly referenced IPC and IRC regulations.
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**THIS PROJECT GUIDE IS NOT COMPREHENSIVE ~ IF IN DOUBT REGARDING ANY CODE/REGULATION
ASK FOR CLARIFICATION PRIOR TO CONSTRUCTION**