

Article 5 Dimensional Requirements Summary Table

Districts	Minimum Lot Area (1) (sq. ft)	Minimum Zoning Lot Width and Depth (ft)		Minimum Setbacks (2) (ft)			Maximum Height of Structures (4) (ft)
		Width at front line	Depth	Front(3)	Rear	Side Interior	
RA	20,000	100		30	20	10	30
R-15, R-15R Single-family Dwellings Nonresidential	15,000	75		30	20	10	30
RMF See Article 6 for additional development standards							
B-1							
B-2				30	25	10	30
M-1	20,000	100		40	25	20	40
M-2	1 acre	100		50	25	20	50

(1) When public sewer is not available, the Washington County Health Department, as final authority, may require larger lots.

(2) Any yard setback (front, side, or rear) fronting on a public roadway shall be measured from the right-of-way line. All other setbacks shall be measured from the property line.

(3) The front yard setback requirements of this ordinance shall not apply to any lot where the average setback of existing building located within 100 feet on either side of the dwelling and on the same side of the block, is less than the minimum required front yard depth. In such cases, the setback on such lots may not be less than the average of the existing setbacks, but not less than 10 feet from the street right-of-way line.

(4) The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building. When measuring heights, the following features are exempt from the district height limitations: chimneys, water tanks, church spires, elevator shafts or similar structural appendages not intended as places of occupancy or storage; flagpoles; heating and air conditioning equipment, solar collectors, and similar equipment.