



Single Family (SF-1) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 & 3.06 of the [Unified Development Ordinance](#).

Single Family – 1 Zoning District (SF-1)

The SF-1, Single-Family Residential district is intended as an area for very low-density residential uses. The minimum lot size is two (2) acres. The maximum base density is 0.4 dwelling units per gross acre. The principal purposes of this zoning district are to conserve and protect agricultural uses, guide development in an orderly fashion in rural areas, and prevent conflicting urban and rural uses. This district is appropriate for selected locations where rural characteristics are desired or where terrain or public service capacities necessitate very low densities. Property zoned SF-1, Single-Family Residential should include only those tracts that abut or are in close proximity to existing large-lot single-family development or where public facilities and governmental services will not be provided within a reasonable period of time.

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	SF-1, Single Family Residential
Lot Dimensions	
Minimum Lot Area	2 Acres (87,120 Square Feet)
Maximum Density Per Gross Acre	0.4 Dwelling Units Per Gross Acre
Minimum Lot Width	250 Feet
Minimum Lot Depth	250 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	80 Feet
Minimum Side Yard Setback	50 Feet
Minimum Rear Yard Setback	120 Feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	2,200 Square Feet
Structure Height	
Maximum Height (feet)*	40 Feet
Building Coverage Area	
Maximum Building Area Coverage (all buildings)	25%
*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.	

