



Single Family (SF-3) 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 – 3 Zoning District (SF-3)

The SF-3, Single-Family Residential district is intended for low density residential uses on large and medium size lots. The minimum lot size of one (1) acre. The maximum base density is one (1) dwelling units per gross acre. For the provision of flexible development opportunities, the SF-3, Single-Family Residential district is intended to be used a base zoning district for planned residential developments. This district is appropriate where low-density urban development is desired and where public services exist or could reasonably be extended to the development.

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

Regulation	SF-3, Single Family Residential
Lot Dimensions	
Minimum Lot Area	1 Acres (43,560 Square Feet)
Maximum Density Per Gross Acre	1.0 Dwelling Units Per Gross Acre
Minimum Lot Width	170 Feet
Minimum Lot Depth	175 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	70 Feet
Minimum Side Yard Setback	30 Feet
Minimum Rear Yard Setback	80 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 including accessory)	35%
*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.	

