



R-A (Residential Agriculture) Fact Sheet

Purpose

To provide for rural farm and agricultural uses and very low density, non-suburban development.



Lot Requirements

Minimum Lot Size: 2.5 acres

Minimum Lot Frontage: 150 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
75 feet from a local street
25 feet from a service drive (measured from property line)

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet

Permitted Uses

- Site-built/modular single family homes
- Double wide manufactured/mobile homes
- Single wide manufactured/mobile homes (on lots 5 acres or larger)
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Commercial and non-commercial agricultural pursuits, including poultry houses, dairies, etc.
- Ancillary/Secondary residential structures up to 1800 square feet
- Accessory structures such as garages, sheds, and barns
- Recreational development provided for adjacent residents
- Community parks and open space
- Barns, pole barns, and storage structures as primary uses on parcels of 10 acres or more
- **Check for covenants on your property that may further limit the permitted uses**



R-1 (Single-Family Residential) Fact Sheet

Purpose

To provide for low density suburban development on properties that have access to public water but may not have access to public sewer.



Lot Requirements

Minimum Lot Size:	30,000 square feet with sewer; 40,000 square feet without
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	115 feet from an arterial street 80 feet from a collector road 65 feet from a local street 25 feet from a service drive (measured from property line)
Minimum Rear Setback:	25 feet
Minimum Side Setback:	10 feet

Permitted Uses

- Site-built/modular single family homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Small scale commercial agricultural pursuits excluding poultry houses, dairies, feedlots, etc.
- Ancillary/Secondary residential structures up to 1800 square feet
- Accessory structures such as garages, sheds, and barns
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**



R-1A (Single-Family Residential) Fact Sheet

Purpose

To provide for low to medium density suburban single-family development on properties that have access to public water and sewer.



Lot Requirements

Minimum Lot Size:	20,000 square feet
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 90 feet on a local street
Minimum Front Setback: (measured from street centerline)	110 feet from an arterial street 80 feet from a collector road 60 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	20 feet (25 feet for any barn housing livestock)
Minimum Side Setback:	10 feet (25 feet for any barn housing livestock)

Permitted Uses

- Site-built/modular single family homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Ancillary/Secondary residential structures up to 1800 square feet
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**



R-2 (Single-Family Residential) Fact Sheet

Purpose

To provide for medium density suburban single-family development on properties that have access to public water and sewer.



Lot Requirements

Minimum Lot Size:	10,000 square feet
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 90 feet on a local street
Minimum Front Setback: (measured from street centerline)	110 feet from an arterial street 75 feet from a collector road 55 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet (25 feet for any barn housing livestock)
Minimum Side Setback:	10 feet (25 feet for any barn housing livestock)

10% of the development must be set aside as common space

Permitted Uses

- Site-built/modular single family homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Ancillary/Secondary residential structures up to 1800 square feet on lots over 20,000 sq ft
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**



R-3 (Single-Family Residential) Fact Sheet

Purpose

To provide for high density single-family development on properties that have access to public water and sewer.



Lot Requirements

Minimum Lot Size:	7,500 square feet
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 75 feet on a local street
Minimum Front Setback: (measured from street centerline)	105 feet from an arterial street 70 feet from a collector road 50 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet (25 feet for any barn housing livestock)
Minimum Side Setback:	10 feet (25 feet for any barn housing livestock)

10% of the development must be set aside as common space

Permitted Uses

- Site-built/modular single family homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**



R-3A (Single-Family and Two-Family Residential) Fact Sheet

Purpose

To provide for high density single-family and two-family development on properties that have access to public water and sewer.



Lot Requirements

Minimum Lot Size:	7,500 square feet single-family; 10,000 square feet two-family
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 75 feet on a local street
Minimum Front Setback: (measured from street centerline)	105 feet from an arterial street 70 feet from a collector road 50 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet (25 feet for any barn housing livestock)
Minimum Side Setback:	10 feet (25 feet for any barn housing livestock)

10% of the development must be set aside as common space

Permitted Uses

- Site-built/modular single-family and two-family homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**



R-4 (Recreational Residential)

Fact Sheet

Purpose

To provide for low density single-family development related to Clarks Hill Lake. It is intended to permit only those residential and recreational uses of land and structures compatible with residential-recreational areas.



Lot Requirements

Minimum Lot Size:	40,000 square feet
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 75 feet on a local street
Minimum Front Setback: (measured from street centerline)	110 feet from an arterial street 75 feet from a collector road 55 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet
Minimum Side Setback:	10 feet

Permitted Uses

- Site-built/modular single-family homes
- Double-wide manufactured/mobile homes
- Customary home occupations such as barbershops, tailors, professional offices, teaching/day care for up to 6 students, family personal care homes (serving 2-6 residents), and internet-based businesses
- Non-commercial agricultural pursuits
- Small scale commercial agricultural pursuits excluding poultry houses, dairies, feedlots, etc.
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Travel trailer parks
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**

Conditional Uses (Must contact the Planning Department for an application)

- Single-wide manufactured/mobile homes
- Barns and storage structures as primary uses



T-R (Townhouse Residential)

Fact Sheet

Purpose

To provide for townhouse residential units at a density up to 8 units per acre on properties served by public water and sewer.



Lot Requirements

Minimum Lot Size:	2 acres
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 45 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	40 feet

10% of the development must be set aside as common space

Permitted Uses

- Site-built/modular single-family and two-family homes
- Townhouse residential dwellings at a density not to exceed 8 units per acre
- Customary home occupations where no foot/car traffic is required
- Group personal care homes, caring for 7 to 15 adults
- Non-commercial agricultural pursuits
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**

Conditional Uses (Must contact the Planning Department for an application)

- Retirement communities



A-R (Apartment Residential)

Fact Sheet

Purpose

To provide for multifamily residential units at a density up to 14 units per acre on properties served by public water and sewer with ample open space, recreational areas, and off street parking. No properties will be rezoned to A-R after January 1, 2011.



Lot Requirements

Minimum Lot Size:	4 acres
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 75 feet from a local street 40 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	40 feet

10 % of the site must be reserved for common space

Permitted Uses

- Site-built/modular single-family and two-family homes
- Townhouse residential dwellings at a density not to exceed 8 units per acre
- Multifamily residential dwellings at a density not to exceed 14 units per acre
- Customary home occupations where no foot/car traffic is required
- Group personal care homes, caring for 7 to 15 adults
- Congregate personal care homes, caring for 16 or more adults
- Retirement communities
- Non-commercial agricultural pursuits
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**

Conditional Uses (Must contact the Planning Department for an application)

- Group dwelling



A-R10 (Apartment Residential) Fact Sheet

Purpose

To provide for multifamily residential units at a density up to 10 units per acre on properties served by public water and sewer with ample open space, recreational areas, and off street parking.



Lot Requirements

Minimum Lot Size:	4 acres
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 75 feet from a local street 40 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	40 feet

10 % of the site must be reserved for common space

Permitted Uses

- Site-built/modular single-family and two-family homes
- Townhouse residential dwellings at a density not to exceed 8 units per acre
- Multifamily residential dwellings at a density not to exceed 10 units per acre
- Customary home occupations where no foot/car traffic is required
- Group personal care homes, caring for 7 to 15 adults
- Congregate personal care homes, caring for 16 or more adults
- Retirement communities
- Non-commercial agricultural pursuits
- Accessory structures such as garages and sheds
- Recreational development provided for adjacent residents
- Community parks and open space
- **Check for covenants on your property that may further limit the permitted uses**

Conditional Uses (Must contact the Planning Department for an application)

- Group dwelling