

A-1 and RS-3 zoning district standards Table:

Development Parameter	A-1 Minimum Standards *	RS-3 Minimum Standards *
Minimum Lot Width	150'	80'
Minimum Lot Size	200,000 SF Single Family	12,000 SF Single family
Maximum Density	1 unit per 5 acres	3 units per acre
Front Setback	30'	25'
Side Setback	30'	15'
Rear Setback	30'	25'
Maximum Building Height **	35'	35'
Maximum Building Coverage	20%	30%
Minimum Open Space per Lot	60%	40%
Permitted Uses	Single-Family Dwellings	Single-Family Dwellings
Parking Requirements	2 spaces per dwelling unit	2 spaces per dwelling unit

* A-1 Minimum Standards per Section 911.06(6) & RS-6 Minimum Standards per Section 911.07(7)

** *Note:* A one-foot additional setback is required for every one (1) foot in building height over twenty-five (25) feet in building height. For example, a building or portion of a building that has a thirty-five-foot building height, as defined in the land development regulations, must have an additional ten-foot setback from any adjacent front, side, or rear property line to that portion of the building that exceeds twenty-five (25) feet in building height.