

# R1 40,000 Zoning District

<b>INTERIOR LOT SETBACKS</b>		
<b>Front</b>		<b>30 ft</b>
<b>Side</b>	<b>1st Floor</b>	<b>20 ft</b>
	<b>2nd Floor</b>	<b>25 ft</b>
<b>Rear</b>	<b>1<sup>st</sup> Floor</b>	<b>50 ft</b>
	<b>2<sup>nd</sup> Floor</b>	<b>60 ft</b>

**Did you know?**

The standard *interior* lot in the R1-40,000 district is 40,000 square feet in area, 150 feet wide and 150 feet deep.

The standard *corner* lot in the R1-40,000 district is 48,000 square feet in area, 150 feet wide and 150 feet deep.

If your lot is substandard, you may have *different* setbacks than shown in the table to the left.

<b>CORNER LOT SETBACKS</b>		
<b>Front</b>		<b>30 ft</b>
<b>Interior Side</b>	<b>1st Floor</b>	<b>20 ft</b>
	<b>2nd Floor</b>	<b>25 ft</b>
<b>Exterior Side</b>	<b>1st Floor</b>	<b>25 ft</b>
	<b>2nd Floor</b>	<b>30 ft</b>
<b>Rear</b>	<b>1<sup>st</sup> Floor</b>	<b>20 ft</b>
	<b>2<sup>nd</sup> Floor</b>	<b>20 ft</b>

**Did you know?**

\*Net Site Area = Gross area minus any portion of the site with a right-of-way / access easement, water district easement, and certain other portions of the lot described in City Code Section 15-06.620(b)

<b>LOT COVERAGE MAXIMUM</b>
<b>35% of net site area*</b>

**Did you know?**

The net site area for determining FLOOR AREA\*\* is *further reduced* if your lot has a 10% or greater average slope

<b>Average Slope</b>	<b>% to be deducted</b>
<b>10.01 to 20%</b>	<b>10% plus 2% for each one percent of slope over 10%</b>
<b>20.01 to 30%</b>	<b>30% plus 3% for each one percent of slope over 20%</b>
<b>Over 30%</b>	<b>60%</b>

<b>*NET SITE AREA (after deducting slope**)</b>	<b>FLOOR AREA ALLOWANCE</b>
<b>5,001 to 10,000 SF</b>	<b>2,400 SF plus 160 SF per 1,000 SF over 5,000 SF</b>
<b>10,001 to 15,000 SF</b>	<b>3,200 SF plus 170 SF per 1,000 SF over 10,000 SF</b>
<b>15,001 to 40,000 SF</b>	<b>4,050 SF plus 78 SF per 1,000 SF over 15,000 SF</b>
<b>40,001 to 80,000</b>	<b>6,000 SF plus 20 SF per 1,000 SF over 40,000 SF</b>
<b>80,001 to 200,000</b>	<b>6,800 SF plus 10 SF per 1,000 SF over 80,000 SF (but no greater than 7,200)</b>

**THIS IS A SUMMARY SHEET -- AND MAY NOT APPLY IN ALL SITUATIONS  
PLEASE SEE THE COMPLETE MUNICIPAL CODE FOR YOUR PARTICULAR SITUATION**