

## RESIDENTIAL CHARACTER WORKSHEET - R-1A, R-2 & R-3 DISTRICTS

Zoning Districts	Existing Lot Area Square Ft.	Existing Lot Coverage Allowed	New Lot Coverage Area Formulas	Proposed Building Footprint	Setbacks		
					Front	Side	Rear
					Measured from roof dripline		
<b>R-1A: Medium Density Lakeshore Residential</b>			<b>35% of first 10,000 s.f. + 10% for 10,000 to 45,000 s.f. then + 5 % Remainder</b>		40'	10'	25'
				Footnote # 1.	Max. Height 35' to peak		
Sample R-1A: 30% L.C	38,600	11,580	equals 3,500 S.F. + 2,860 S.F. =	6,360	Difference	5,220	
Sample R-1A: 30% L.C	57,000	17,100	equals 3,500 S.F. + 3,500 S.F. + 600 S.F. =	7,600	Difference	9,500	
Sample R-1A: 30% L.C	79,850	23,955	equals 3,500 S.F. + 3,500 S.F. + 1,743 S.F. =	8,743	Difference	15,212	
					<b>Setbacks</b>		
<b>R-2 Medium Density Village Residential</b>			<b>40% of first 5,000 s.f, + 20% for 5,000 to 15,000 s.f. then + 5 % Remainder</b>		25'	10'	10'
				Footnote # 1.	Max. height 30' to peak		
Sample R-2: 40% L.C	5,000	2,000	equals 2,000 S.F. =	2,000	Difference	0	
Sample R-2: 40% L.C	10,000	4,000	equals 2,000 S.F. + 1,000 S.F. =	3,000	Difference	1,000	
Sample R-2: 40% L.C	15,000	6,000	equals 2,000 S.F. + 2,000 S.F. =	4,000	Difference	2,000	
					<b>Setbacks</b>		
<b>R-3 High Density Residential</b>			<b>50% of first 10,000 s.f. then +10% for Remainder</b>		30'	10'	30'
					Max. height 35' to peak		
Sample R-3: 35% L.C	14,000	4,900	equals 5,000 S.F. + 400 S.F. =	5,400	Difference	500	
Sample R-3: 35% L.C	28,000	9,800	equals 5,000 S.F. + 1,800 S.F. =	6,800	Difference	3,000	

**FOOTNOTE:** 1.To maintain the compatibility of scale and character in a residential district, the height of a building or structure at its minimum side yard set back shall not exceed 24 feet. Therefore, no building or structure shall be higher than a line drawn forty-five (45\*) degrees upward to the maximum height from the horizontal plane through a point 24' high at either side yard lot line.

**Note:** Red Numbers define negative values

