

Proposals for Review

Smaller Lot Single Family Zoning

Retain single family zoning but simplify and give more flexibility to build starter homes by creating one single family zoning category titled “Residential Single Family”. The new “Residential Single Family” zoning will give landowners the ability to build homes on smaller lots of .08 acres like is common in Duckpond, Town of Tioga, or Pleasant Street, and allow more “front porch” style homes.

	RSF-1	RSF-4	RC	SF (New)
Density/Intensity				
Max u/acre	3.5	8	12	12
Nonresidential building coverage	35%	40%	40%	40%
Min. Lot Area	8,500	4,300	3,000	3,000
Min Lot Width	85	50	35	35
Min Lot Depth	90	80	None	None
Min Setbacks				
Front	20 ⁴	20 ⁴	10 ⁵	10⁵
Rear	20	10	20	10
Side (street)	10	7.5	None	5
Rear, accessory	7.5	5	5	5
Maximum Building Height (Stories)				
Maximum Height	3	3	3	3

4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

5 = Attached stoops or porches meeting the standards in sections [30-4.13](#) and [30-4.14](#) are permitted to encroach up to five feet into the minimum front yard setback.

Cottage Neighborhoods

To allow cottage neighborhoods where homes can be built around a central greenspace instead of fronting the street.

Sec 30.3.36 addition: “minor subdivision where lots are organized around a centrally-located common greenspace and individual owners are provided legal rights to ingress and egress to a public street or an approved private street”