SINGLE FAMILY DETACHED – 44' wide lots

Ownership	Fee simple
Min. Square feet under air	1200
Max. building coverage	55% (roofed porches/patios not included)
Max. building height	2 stories, 35' (midpoint of roof)
Garage	one car garage minimum
Additional parking	two spaces in driveway
Min. lot size	4800 sf
Min. lot width	44.0' (measured at midpoint of depth)
Min. lot frontage	40% of lot width (as defined above)
Min. lot depth	100.0'
SETBACKS, PRIMARY STRUCTURE	
Front setback, front load garage	20.0'
Front setback, other than front load garage	15.0'
Rear setback	10.0'
Side interior setback	6.0'
Side street setback	15.0'
SETBACKS, SCREEN ENCLOSURE	
Front setback	not allowed in front yards
Rear setback	5.0'
Side interior setback	6.0'
Side street setback	15.0'
SETBACKS, ROOFED SCREEN ENCLOSURE	
Same as primary structure	
SETBACKS, POOL EDGE OF WATER*	
Front setback	not allowed in front yards
Rear setback	7.0'
Side interior setback	8.0'
Side street setback	17.0'

*when within screen enclosure, use screen enclosure setback plus 2'