MONTERRA ZONING TABLE

Total Site Acres: **869.81 AC**
R-2 **869.81 AC**

LOT AREA		MINIMUM LOT WIDTH (feet)		MINIMUM SETBACKS (feet)		MAXIMUM BUILDING HEIGHT (feet)		VARIANCES REQUESTED
CODE	MONTERRA	CODE	MONTERRA	CODE	MONTERRA (see notes 1, 2, & 3)	CODE	MONTERRA	
3,500 SF	7,800 SF (65' X 120')	35	65	Front – 20 Rear – 12 Side – 12	Front – 18 (1,2) (garage door facing street) Rear – 15 (2,3) Side – 5 (2)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	6,215 SF (55' X 113')	35	55	Front – 20 Rear – 12 Side – 12	Front – 18 (1,2) (garage door facing street) Rear – 15 (2,3) Side – 5 (2)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	4,950 SF (45' X 110')	35	45	Front – 20 Rear – 12 Side – 12	Front – 18 (1,2) (garage door facing street) Rear – 15 (2,3) Side – 5 (2)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	4,400 SF (40' X 110')	35	40	Front – 20 Rear – 12 Side – 12	Front – 18 (1,2) (garage door facing street) Rear – 15 (2,3) Side – 5 (2)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	3,300 SF (55' x 60')	35	55	Front – 20 Rear – 12 Side – 12	Front – 18 Rear – 15 (5) Side – 5 (2,4)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	2,750 SF (50' x 55')	35	50	Front – 20 Rear – 12 Side – 12	Front – 18 Rear – 15 (5) Side 5 (2,4)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
3,500 SF	2,500 SF	35	38	Front – 20 Rear – 12 Side – 12	Front – 10 Rear – 3 (5) Side – 3 (2,4)	30	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)

1 Side entry garage or living area 10'
2 Fireplace, Chimneys, and Architectural projections may extend 2' into all setbacks
3 Patio Cover 5'
4. Joint Use and Benefit Easement (JUBE)
5. Patio covers may encroach into side and rear setbacks 5' and 3' of front property line of rear cluster lots

Unofficial