

# Town of Ross

## Summary of Residential Zoning Regulations

Zoning District	Minimum		Minimum Setbacks			Maximum		
	Lot Area	Parking	Side	Front	Rear	Height	Lot Coverage	FAR
R-1	5,000 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
R-1:B-6	6,000 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
R-1:B-7.5	7,500 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
R-1:B-10	10,000 sq. ft.	3(1 covered)	15'	25'	40'	30'	20%	20%
R-1:B-15	15,000 sq. ft.	3(1 covered)	18'	25'	40'	30'	15%	15%
R-1:B-20	20,000 sq. ft.	3(1 covered)	20'	25'	40'	30'	15%	15%
R-1:B-A	1 Acre	4(2 covered)	25'	25'	40'	30'	15%	15%
R-1:B-5A*	5 Acres	4(2 covered)	45'	25'	70'	30'	10%	10%
R-1:B-10A*	10 Acres	4(2 covered)	50'	35'	70'	30'	10%	10%

\* Parcels legally created prior to December 14, 1989 are subject to R-1:B-A regulations

**Building Coverage** is land area covered by all buildings on a lot, including all projections. The area of any wooden, concrete, or masonry deck, porch, or patio that is at ground level or not over eighteen (18) inches from ground level shall not be so included provided such structure is not roofed.

**Floor Area Ratio (FAR)** is equal to the floor area of the building or buildings on a lot, divided by the total area of that lot. For the purpose of determining the allowable floor area of a lot, the floor area is the sum of the gross horizontal areas of the several floors of the building or buildings measured from the exterior faces of the exterior walls, and includes mezzanines, finished basements and attics, garages, carports, stairs and elevators on one floor, and other detached structures which are accessory to a dwelling.

**Hillside Lot Regulations - for properties with slopes in excess of 30% or in Slope Stability Zones 3 or 4, please see Ross Municipal Code, Section 18.39** The maximum floor area for hillside lots is limited based on the lot slope and lot size using the following formula:  $(0.15 - 0.002S)A - 0.005 (A^2/43,560)$  where A = lot area in square feet, up to a maximum of 3 acres, and S = slope of the lot, up to a maximum of 55%.

Hillside Lot Building Size	Minimum Setbacks		
	Side	Front	Rear
0-3500 sq. ft.	25'	25'	40'
3,500 sq. ft. or more	45'	25'	70'