

RESIDENTIAL		YARD REQUIREMENTS							
		MINIMUM LOT SIZE		MINIMUM SETBACKS (FT.)			MAXIMUM LOT COVERAGE (%)	MAXIMUM HEIGHT (FT.)	
		AREA (SQ. FT.)	WIDTH (FT.)	FRONT YARD	REAR YARD	SIDE YARD			
ZONING DISTRICT	<b>A - AGRICULTURE</b>								
	FARM USE	≥ 40 Acres	200	50	50	25	NA	( 1 )	
	NON-FARM USE	≥ 5 Acres	200	50	50	25	NA	( 1 )	
	<b>SFR - 1 SINGLE FAMILY RESIDENTIAL DISTRICT</b>								
	ONE-FAMILY	12000	85	25	25	10	50	( 1 )	
	<b>SFAR - 1 SINGLE FAMILY RESIDENTIAL AIRPARK DISTRICT</b>								
	ONE-FAMILY	12000 ( 2 )	85 ( 3 )	25	25	10	50	( 1 )	
	TWO-FAMILY	12000 ( 4 )	100 ( 5 )	25	25	10	50	( 1 )	
	<b>SFR - 2 SINGLE FAMILY RESIDENTIAL DISTRICT</b>								
	ONE-FAMILY	10000	75	25	25	10	50	( 1 )	
	<b>SFR - 3 SINGLE FAMILY RESIDENTIAL DISTRICT</b>								
	ONE-FAMILY	7000	60	25	25	8	65	( 1 )	
	TWO-FAMILY	5000 per Unit	60	25	25	8	65	( 1 )	
	TOWNHOMES	4000 per Unit	60	25	25	8	65	( 1 )	
	<b>MFR - 4 MULTIPLE FAMILY RESIDENTIAL DISTRICT</b>								
TWO-FAMILY	5000 per Unit	60	25	30	10		( 6 )		
MULTIPLE DWELLINGS OF MORE THAN TWO UNITS	3000 per Unit		25	25	10		( 6 )		
MULTIPLE DWELLINGS	12000	75	25	25	10	70 ( 7 )	( 6 )		

- (1) No more than two and one-half (2 ½) stories or 35 feet high.
- (2) Minimum lot area for a single family dwelling attached to a hanger or storage garage shall be 14000 SF.
- (3) Minimum lot width for a single family dwelling attached to a hanger or a large garage shall be no less than 100 feet measured at the front setback line.
- (4) For the purposes of this zoning district, a lot utilized for a two-family dwelling unit may consist of two adjoining lots each having a minimum of 6000 SF.
- (5) For the purposes of this zoning district, a lot utilized for a two-family dwelling unit may consist of two adjoining lots each having a minimum lot width of 50 feet.
- (6) No more than three (3) stories or 45 feet high.
- (7) Excluding the yard requirements.

To determine your property zoning district refer to the Zoning Map or contact the Kindred Building Official at 701-532-1078 or the Kindred Auditor's office at 428-3115.