



Town of Ross Summary of Residential Zoning Regulations

Zoning District or Ordinance	Minimum		Minimum Setbacks			Maximum Building		
	Lot Area	Parking Spaces	Front	Side	Rear	Height	Coverage ¹	Floor Area (FAR) ²
R-1	5,000 sq. ft.	2 (1 covered)	25'	15'	40'	30'	20%	20%
R-1: B-6	6,000 sq. ft.	2 (1 covered)	25'	15'	40'	30'	20%	20%
R-1: B-7.5	7,500 sq. ft.	2 (1 covered)	25'	15'	40'	30'	20%	20%
R-1: B-10	10,000 sq. ft.	3 (1 covered)	25'	15'	40'	30'	20%	20%
R-1: B-15	15,000 sq. ft.	3 (1 covered)	25'	18'	40'	30'	15%	15%
R-1: B-20	20,000 sq. ft.	3 (1 covered)	25'	20'	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)	25'	45'	70'	30'	10%	10%
R-1: B-10A	10 Acres	4 (2 covered)	35'	50'	70'	30'	10%	10%
Hillside Lot * Building size of 0-3,500 sq. ft.	Same as Zoning District	Same as Zoning District	25'	25'	40'	Same as Zoning District	Same as Zoning District	For a lot with 30% slope or greater, use the following formula: Maximum floor area = $(0.15 - 0.002S)A - 0.005 (A^2/43,560)$; A = lot area in square feet, up to a maximum of 3 acres; S = lot slope, up to a maximum of 55%.
Hillside Lot * Building size of > 3,500 sq. ft.	Same as Zoning District	Same as Zoning District	25'	45'	70'	Same as Zoning District	Same as Zoning District	

* **Hillside Lot** is any lot which has a 30% slope or greater and/or which is wholly or partially within Slope Stability Hazard Zones 3 or 4. In the case of a Hillside Lot, the more restrictive regulations of the Zoning District and/or the Hillside Lot Ordinance are applicable. *Ross Municipal Code Chapter 18.39.*

¹ **Building coverage** means the land area covered by all buildings on a lot, including all projections. The first 24" of roof eaves, overhangs and gutters are not included in building coverage. The area of any deck, porch or patio area that is not over 18" from ground level is not included provided such structure is not roofed. *Ross Municipal Code Section 18.12.070.*

² **Floor area ratio** means the floor area of the building or buildings on a lot, divided by the area of that lot. **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. Floor area also includes mezzanines, finished basements and attics, garages, carports, porches which are screened or otherwise enclosed, the entirety of porches which have a depth greater than 10', stairs and elevators on one floor, and other detached structures which are accessory to a dwelling. *Ross Municipal Code Section 18.12.130.*