

Property Report 1916 S Fairfield Ave

Address: 1916 S FAIRFIELD AVE

Zoning District: RS-3 (Residential Single-Unit)

Lot Dimensions (L × W): 125 ft × 25 ft

Lot Area: 3,125 sq ft

Floor Area Ratio (FAR): 0.9 → max buildable area = 2,812 sq ft

Lot Area per Unit: 2,500 sq ft per dwelling unit

Minimum Lot Area: 2,500 sq ft

Maximum Height: 30 ft (≈ 2.5 stories)

Front Yard Setback (distance between sidewalk to your property): Must match average of neighbors (around 20 ft)

Side Yard Setback: Minimum 2 ft each side, 20% of lot width in total

Back Yard Setback: 28% of lot depth (~35 ft in this case)

Summary:

This property is located in the RS-3 district, intended mainly for detached homes. On this lot, you may build up to about 30 feet in height (roughly two to three stories), with a total indoor area of around 2,800 square feet. You will need to leave a front yard that aligns with neighboring houses (about 20 feet), a rear yard of about 35 feet, and side yards totaling about 5 feet. Since each home requires 2,500 square feet of land, this lot supports one home by right, with the possibility of two units in certain cases. In simple terms, this means you can build a good-sized family house with front and back yards.