

R-R: Rural Residential - Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size	- 20,000 sq. ft.
	- 15,000 sq. ft. if recorded prior to February 1, 1970
	10,000 sq. ft. if recorded prior to July 1, 1967
Maximum dwelling units per net acre	- 2.17
Estimated average dwelling units per acre	- 1.85

R-80: One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size	- 9,500 sq. ft.
Maximum dwelling units per net acre	- 4.5
Estimated average dwelling units per acre	- 3.4

R-55: One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes	- 6,500 sq. ft.
Maximum dwelling units per net acre	- 6.70
Estimated average dwelling units per acre	- 4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential - Provides generally for single-family attached development; allows two-family detached; Detailed Site Plan approval required for lots served by private rights-of-way.

Standard lot sizes	- 3,500 sq. ft. for one-family, semi-detached
	- 7,000 sq. ft. for two-family, detached
Maximum dwelling units per net acre	- 12.44
Estimated average dwelling units per acre	- 8.5

R-20: One-Family Triple-Attached Residential - Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed Site Plan approval required for townhouses.

Standard lot sizes	- 3,200 sq. ft. for end lots
	- 2,000 sq. ft. for interior townhouse lots
Maximum triple-attached dwellings per net acre	- 16.33

(c) Residential, Single-Family-95 (RSF-95) Zone

(1) Purposes

The purposes of the Residential, Single-Family-95 (RSF-95) Zone are:

- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B)** To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces; and
- (D)** To prevent soil erosion and stream valley flooding.





(2) Intensity and Dimensional Standards

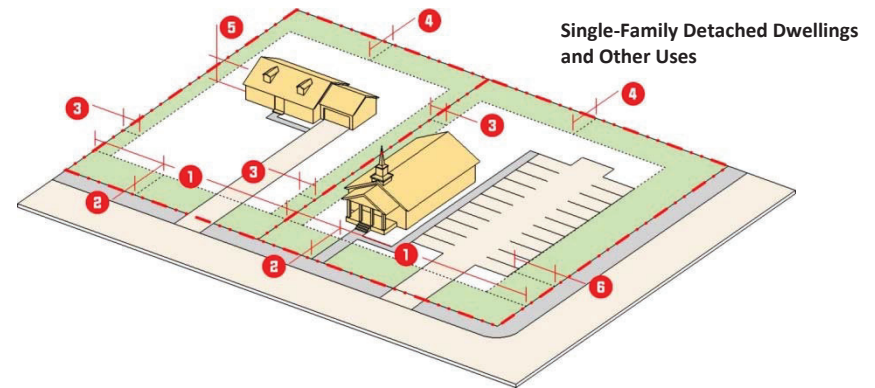
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	4.58	No requirement
Net lot area, min. (sf)	9,500	9,500
1 Lot width, min. (ft)	75	75
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of net lot area)	30	60
2 Front yard depth, min. (ft)	25	25
3 Side yard depth, min. (ft) [2]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] On corner lot, min. side yard depth alongside street = 25 ft. 6

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards

Part 27-4 Zones and Zone Regulations
Sec. 27-4200 Base Zones
27-4202 Residential Base Zones
27-4202(c) Residential, Single-Family-95 (RSF-95) Zone

Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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(e) Residential, Single-Family-Attached (RSF-A) Zone

(1) Purposes

The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:

- (A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;
- (B) To provide development that is respectful of the natural features of the land; and
- (C) To provide development that is compatible with surrounding lands.



(2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
① Lot width, min. (ft)	50	60	40	20 [5]	45
Lot frontage (width) at front street line, min. (ft)	40	48	32	16	36
Lot coverage, max. (% of net lot area)	40	45 [2]	40 [2]	45 [2]	60
② Front yard depth, min. (ft)	15	15	15	15	15
③ Side yard depth, min. (ft) [3]	8	8 [4]	8 [4]	8 [4]	8
④ Rear yard depth, min. (ft)	20	20	20	20	20
⑤ Principal structure height, max. (ft)	40	50	40	50	40
Accessory structure height, max. (ft) [6]	25	25	25	25	25

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

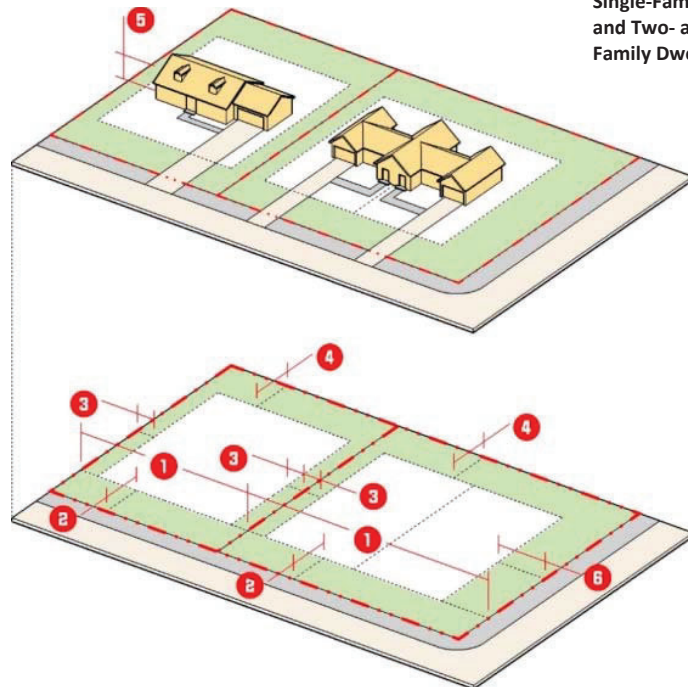
[2] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

[3] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

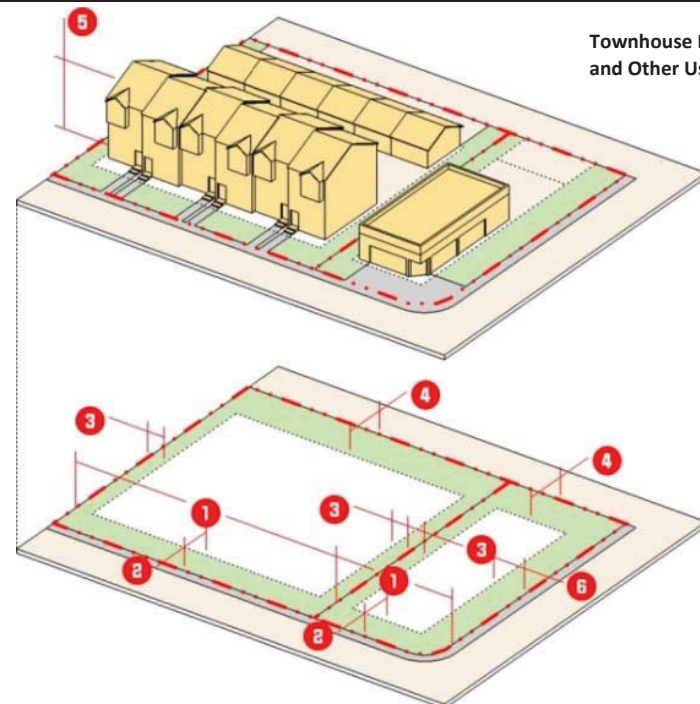
[4] Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.

[5] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.

[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception. Height may not exceed 2 stories.



Single-Family Dwellings
and Two- and Three-
Family Dwellings



Townhouse Dwellings
and Other Uses

(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
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