

Article IV – Zoning Districts

**Section 4-2-2. Residential District Standards**

In addition to the other requirements of this ordinance, the requirements specified in this section shall be considered the minimum required in Residential districts to promote the public health, safety, convenience, and general welfare, unless otherwise specified.

**Table 4.2.2 Residential District Standards**

		R-1 Low Density	R-2 Medium Density	R-3 High Density	R-4 Mixed	R-5 Mixed High	R-6 Mixed High Density
<b>A. Minimum Lot Area</b>							
1. Lots served by public water & sewer							
a.	Single-family	12,000 sq. ft.	10,500 sq. ft.	<del>6,000</del> 8,500 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
b.	Two-family	Not permitted	12,000 sq. ft.	<del>8,000</del> 10,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.
c.	Townhouse	Not permitted		<del>2,000</del> 4,000 sq. ft.		4,000 sq. ft.	2,000 sq. ft.
d.	Multi-family	Not permitted	Not permitted	10,000 sq. ft., plus an additional 2,500 sq. ft. for each additional unit over two dwelling units	10,000 sq. ft., plus an additional 2,500 sq. ft. for each additional unit over four dwelling units	10,000 sq. ft., plus an additional 1,000 sq. ft. for each additional unit over four dwelling units	10,000 sq. ft., plus an additional 500 sq. ft. for each additional unit over four dwelling units
e.	<del>Other permitted uses</del>	Not permitted	Not permitted	8,000 sq. ft.	8,000 sq. ft.		
2. Lots served by individual sewage & disposal systems <sup>[1]</sup>		15,000 sq. ft. <sup>[2]</sup>	15,000 sq. ft. <sup>[2]</sup>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<b>B. Minimum Frontage &amp; Lot Width</b>							
1. Lots served by public water & sewer							
a.	Single-family	80 ft.	70 ft.	60 ft.	50 ft.	50 ft.	40 ft.
b.	Townhouse	Not permitted			16 ft.		
c.	<del>Other permitted uses</del>	Not permitted	80 ft.	70 ft.	60 ft.		
2. Lots served by individual sewage disposal systems		100 ft.	100 ft.	Not Permitted+00 ft.	Not Permitted+00 ft.	Not Permitted	Not Permitted
<b>C. Minimum Yard<sup>[3]</sup></b>							
1. Front yard							



Table 4.2.2 Residential District Standards							
		R-1 Low Density	R-2 Medium Density	R-3 High Density	R-4 Mixed	R-5 Mixed High	R-6 Mixed High Density
	a. Right of way ≥ 50 ft. in width	<del>30-15</del> ft. from <del>centerline</del> property line	<del>30-15</del> ft. from property line <del>centerline</del>	<del>20-10</del> ft. from property line <del>centerline</del>	<del>20-10</del> ft. from property line <del>centerline</del>	<del>10</del> ft. from property line	<del>10</del> ft. from property line
	b. Right of way < 50 ft. in width	<del>55-25</del> ft. from <del>centerline</del> property line	<del>50-20</del> ft. from property line <del>centerline</del>	<del>35-15</del> ft. from <del>centerline</del> property line	<del>15-35</del> ft. from <del>centerline</del> property line	<del>10</del> ft. from property line	<del>10</del> ft. from property line
2.	Each side yard						
	a. Main structures	10 ft., <del>at least 25 ft. for the total width of two required side yards</del>					
	b. Accessory structures	No closer than 5 ft. to any side property line					
3.	Rear yard						
	a. Main structures	35 ft.		15 ft.			
	b. Townhouse	Not permitted	25 ft.			15 ft.	15 ft.
	c. Accessory structures	No closer than 5 ft. to any rear property line					
<b>D. Maximum Height</b>							
	1. Main structures	35 ft.					
	2. Accessory structure	No greater than the main structure					
<b>E. Minimum Open Space</b> <sup>[4]</sup>							
		Not required	Not required	20% gross area	20% gross area	20% gross area	20% gross area
<b>Notes for Table 4.2.2. Residential District Requirements</b>							
[1] The administrator shall require a greater area if considered necessary by the Health Official.							
[2] Multi-family dwellings are only permitted to be served by public water and sewer.							
[3] Structures shall be located 15 ft. or more from the property line along an existing alley.							
[4] Open space shall not include slopes of greater than 15%, streets, or parking areas. Recreation areas and facilities, should be provided which will meet the anticipated needs of the clientele the development is designed to serve.							

<sup>1</sup> Editor’s Note: Minimum open space added after staff discussion with Planning Commission.