

Sec. 125-70.C. Development Regulations

Schedule 125-70.C below prescribes the development regulations for **RSF Residential Single Family Districts**, including building density, building form and location, and vehicle accommodation. The number designations in right-hand column refer to the additional regulations listed at the end of Schedule 125-70.C. Refer also to Article IV: Regulations Applicable in All or Several Districts.

Schedule 125-70.C: Development Regulations – Residential Single Family Districts

<i>Development Standards</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
<i>Building Density</i>						
Minimum Lot Area (sq. ft.)	20,000	10,000	7,000	5,000	2,000	
Maximum Lot Coverage (Percent)					50	(1)
Minimum Lot Width (ft.)	120	80	50	50	25	(2)
<i>Building Form and Location</i>						
Maximum Height (ft.)	42	42	42	42	42	
<i>Front</i>	30	25	25	20	20	(3)
<i>Side</i>	20	15	5	5	5 / 15	(4)
<i>Street Side (Corner Lot)</i>	20	15	10	10	15	(5)
<i>Rear</i>	30	25	10	10	10 / 15	(6)
<i>Vehicle Accommodation</i>						
Required Parking (per unit)	Yes	Yes	Yes	Yes	Yes	(7)
Driveway Restrictions	Yes	Yes	Yes	Yes	Yes	(8)
<i>Other Standards</i>						
Accessory Uses and Structures	See Article IV, Division 2					
Off-Street Parking and Loading	See Article IV, Division 5					
Landscaping and Buffer Yards	See Article IV, Division 6					

1. **Lot Coverage.** For "RSF-20", "RSF-10", "RSF-7", and "RSF-5", any plat shall contain a table of allotted maximum (%) impervious surface for each lot represented; the maximum percent (%) impervious surface shall be derived from the hydrologic and the hydraulic report for the plat. The table shall delineate between percentages for building(s) and accessory structure(s).
2. **Lot Width.** Townhouses in “RSF-2” are permitted to have a minimum lot width of 20 feet.

3. **Front Yard.** The front yard setback may be reduced to 20 feet on lots that have frontage in a cul-de-sac or knuckle.
4. **Side Yard.** Zero-lot line, duplexes and townhouses are permitted in the RSF-2 districts. For such development, the yard requirement on the zero-lot line or attached side will be waived. In no case shall a distance of less than 10 feet separate dwelling units along the opposite side yard. A perpetual easement related to maintenance, eaves, and drainage of at least 4 feet shall be provided the lot adjacent to the zero-lot line property, which with the exception of walls and fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to property. The 15-foot side yard setback shall apply to townhouses and duplexes only.
5. **Street Side Yard.** A zero-lot line dwelling unit shall not be built to the street side yard.
6. **Rear Yard.** In the RSF-7, RSF-5 and RSF-2 districts where a rear alley is provided, the rear yard setback for attached or detached garages may be reduced to 6 feet. Refer to Article IV, Division 2: Accessory Uses and Structures. The 15-foot rear yard setback shall apply to townhouses and duplexes only.
7. **Required Parking.** In all RSF districts, the side yard may be used for vehicle parking or access to the rear of the lot. No vehicle parking shall obstruct or encroach a public sidewalk.
8. **Driveway Restrictions.** Driveway access to a RSF Residential Single Family lot from a major or minor arterial is prohibited.

Sec. 125-70.D. Review of Plans

All development is subject to development review in accordance with the City's applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.

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