

## ARTICLE 4. RESIDENTIAL DISTRICTS

- 4.1 PURPOSE STATEMENTS
- 4.2 USES
- 4.3 DIMENSIONAL STANDARDS
- 4.4 GENERAL STANDARDS OF APPLICABILITY

### 4.1 PURPOSE STATEMENTS

#### A. R-2 Two-Family Residential District

The R-2 Two-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of small single-family dwellings and two-family dwellings on urban-sized lots of a minimum of 3,500 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-2 District.

#### B. R-3 Three-Family Residential District

The R-3 Three-Family Residential District is intended to accommodate medium-density residential neighborhoods, characterized by single-family dwellings, two-family and three-family dwellings on larger lots between a minimum of 5,000 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-3 District.

#### C. R-4 Four-Family Residential District

The R-4 Four-Family Residential District is intended to preserve and protect the unique character of existing large lot properties, many of which have historic or architectural significance residences, by allowing interior divisions and/or additional attached dwelling units on lots a minimum of 10,000 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-4 District.

#### D. R-5 Multi-Family Residential District

The R-5 Multi-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-5 District.

#### **4.2 USES**

Article 8 lists permitted and special principal uses and temporary uses for the residential districts.

#### **4.3 DIMENSIONAL STANDARDS**

Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

#### **4.4 GENERAL STANDARDS OF APPLICABILITY**

##### **A. Design Standards**

Detached single-family and multi-family dwellings, as well as any non-residential development within the residential districts, must meet the design standards of Article 7.

##### **B. Site Development Standards**

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

##### **C. Off-Street Parking and Loading**

See Article 10 for off-street parking and loading standards and requirements.

##### **D. Landscape**

See Article 11 for landscape, buffering, and screening standards and requirements.

Table 4-1: Residential Districts Dimensional Standards

Residential Districts	R-2	R-3	R-4	R-5
<b>Bulk Standards</b>				
Minimum Lot Area	SF/2F 3,500 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	5,000 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	10,000 sq.ft. Park/Playground: None	SF/2F: 3,500 sq.ft. TH & MF: 5,000 sq.ft. + 700 sq.ft. for each du after first 2 du Non-Residential: 10,000 sq.ft. Park/Playground: None
Minimum Lot Width	SF: 35' 2F: 50' Non-Residential: 50' Park/Playground: None	50' Park/Playground: None	50' Park/Playground: None	SF: 35' 2F: 50' TH & MF: 60' Non-Residential: 50' Park/Playground: None
Maximum Building Height	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'
Maximum Building Coverage	SF: 40% 2F: 50%	35%	35%	SF: 40% 2F: 50% TH & MF: 60%
Maximum Impervious Surface	SF: 65% 2F: 70% Non-Residential: 70%	50% Non-Residential: 70%	50% Non-Residential: 70%	SF: 65% 2F: 70% TH & MF: 75% Non-Residential: 75%
<b>Required Setbacks</b>				
Minimum Front Setback	20' or average of front setback of abutting structures  In no event shall this regulation require a front yard of more than 50'	30' or average of front setback of abutting structures  In no event shall this regulation require a front yard of more than 60'	30' or average of front setback of abutting structures  In no event shall this regulation require a front yard of more than 60'	20'
Minimum Interior Side Setback	5'	6'	6'	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less
Minimum Corner Side Setback	8'  Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	9'  Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9'  Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	Lots 50' or less in width: 8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less.  Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Reverse Corner Side Setback - SF & 2F Only	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater  Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater  Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater  Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater  Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Rear Setback	25' or 20% of lot depth, whichever is less	35' or 20% of lot depth, whichever is less	35' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

