

§ 4.3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

4.3.1 Purpose Statements

A. FR Farm-Rural District

The FR Farm-Rural Zoning District is intended to accommodate land that is relatively undeveloped and agricultural in nature. The FR District is intended to permit the continued use of the land for agricultural purposes.

B. SF-E Single-Family Estate District

EDITORS NOTE: Combines the current RE and RS-22

The SF-E Single-Family Estate District is intended to accommodate a residential environment predominantly characterized by single-family dwellings on large lots with more generous setbacks. The SF-E District also accommodates select compatible nonresidential uses.

C. SF-10 Single-Family District

EDITORS NOTE: Combines the current RS-10 and RS-15

The SF-10 Single-Family District is intended to accommodate a residential environment of single-family dwellings on larger lots in a predominantly suburban development pattern. The SF-10 District also accommodates select compatible nonresidential uses.

D. SF-6 Single-Family District

The SF-6 Single-Family District is intended to accommodate a residential environment of single-family dwellings on moderately sized lots. The SF-6 District also accommodates select compatible nonresidential uses.

E. SF-4.5 Single-Family Estate District

The SF-4.5 Single-Family District is intended to accommodate a residential environment of single-family dwellings within a denser development pattern of smaller lots. The SF-4.5 District also accommodates select compatible nonresidential uses.

4.3.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the single-family residential districts.

4.3.3 Dimensional Standards

Table 4.3.3: Single-Family Residential Districts Dimensional Standards establishes the dimensional standards for the single-family residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

Table 4.3.3: Single-Family Residential Districts Dimensional Standards					
KEY: NR = Nonresidential use N/A = Not Applicable					
	FR	SF-E	SF-10	SF-6	SF-4.5
Bulk Standards					
Minimum Lot Area	5 acres NR: 20,000sf	22,000sf	10,000sf	6,000sf NR: 10,000sf	4,500sf NR: 10,000sf
Minimum Lot Width	150' NR: 75'	75'	50'	45' NR: 50'	40' NR: 50'
Maximum Building Height	45'	35'	35'	35'	35'
Maximum Building Coverage	N/A	40%	40%	50%	50%
Maximum Impervious Surface	N/A	55%	60%	65%	65%
<p>EDITORS NOTE: The following will need to be added to district measurements, as impervious surface controls are new.</p> <p>Impervious Surface Coverage <i>A measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Maximum impervious surface of a lot is calculated as the percentage of all impervious surface area against the total area of the lot.</i></p>					
Setbacks					
Minimum Front Setback	50'	25'	25'	25'	20'
Minimum Interior Side Setback	25'	10'	5' NR:10'	5' NR: 10'	5' NR: 10'
Minimum Corner Side Setback	25'	25'	10'	10'	10'
Minimum Reverse Corner Side Setback	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'
Minimum Rear Setback	25'	10' NR: 20'	5' NR: 10'	5' NR: 10'	5' NR: 10'