

Residential Zoning Districts									
Zoning District	Use	Lot Requirements		Setbacks			Max. Impervious	Max. Height	Living Area
		Frontage	Area	Front	Side	Rear			
RS-1	Single Family (S.F.)	80	10800 s.f.	25	10**	10	50%	35 ft	1400 + 400 s.f. garage
RS-2	Single Family	70	9500 s.f.	25	10**	10	50%	35 ft	1200 + 220 s.f. garage
RS-3	Single Family	65	8,400 s.f.	25*	7**	10	50%	35 ft	1000 s.f.+ 1 carport
RG-1	Single Family detached	60	7200 s.f.	25*	10**	10	55%	35 ft	900 s.f. + 1 carport/unit
	S.F. semi-detached/attached	80	8400 s.f.	25*	10**	10	55%	35 ft	700 s.f.
	attached unit	20							
	end unit	30							
	Multiple Family	90	10000 s.f.+ 3000 s.f. for each unit in excess of 2	25	10	10	55%	35 ft, increasing 2 ft for each 1 ft from bldg. Boundary, max. 50 ft.	700 s.f.
RG-2	Single Family detached	60	7200 sf	25*	10**	10	55%	35	900 s.f. + 1 carport/unit
	S.F. semi-detached/attached	80	8400 s.f.	25*	10**	10	55%	35	700 s.f.
	attached unit	20							
	end unit	30							
	Multiple Family	70	8400 sf + 2000 sf for each unit in excess of 2	25	10	10	55%	35 ft.at boundary of bldg, increase 3 feet for each 1 ft from boundaries, max. 70 ft.	700 s.f.
RMH	Manufactured Home Parks and Condominiums								
	Single Section	45	4500 s.f.	15	7	10	55%	35 ft	500 s.f.
	Double Section	50	5000 s.f.	15	7	10	55%	36 ft	501 s.f.
	Manufactured Home Subdivision	50	5000	15	7	10	55%	35 ft	500 s.f.

\* may be reduced to 15 ft for an open carport only

\*\* 5 ft for a non-conforming lot of record that is 50 ft or less in width, and the structure is less than 9 ft. in height

DWELLING, MULTIPLE FAMILY. A residential building containing 3 or more dwelling units, except as provided under "dwellings, single family" (attached).

DWELLING, TWO FAMILY OR DUPLEX. A detached residential building containing 2 dwelling units.

DWELLING, SINGLE FAMILY. A building containing only one dwelling unit. Such dwellings may be detached with no walls in common with other dwellings, semi-detached with one wall only in common with another dwelling, or attached with 2 walls in common with other dwellings or a Residential Design Manufactured Home (See Chapter 6 of the LDR). Where attached dwellings are for one family occupancy and have individual lots they shall be considered single family dwellings even though the total structure in which they are located contains more than one dwelling unit.