

B. Residential District Standards

TABLE 4.1-2: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL DISTRICTS

[Bracketed numbers refer to notes at the bottom of the table.]

District	Use	Lot Dimensions			Minimum Setback Requirements [Note 6]					Max. Height (ft)
		Min. Lot Area (sq ft)	Min Lot Frontage (ft) [NOTE 1]	Max Lot Coverage (%)	Front (ft)	Side (ft)	Rear (ft.)	Adjacent to Arterial (ft)	Corner or Adjacent to Public Street/Alley (ft)	
RE	Single-family detached	24,000	175	Interior Lot: 50 Corner Lot: 60	35 25 [Note 2]	Both: 30 One: 15	25	35	35	50
	Other uses	24,000	200		50	Both: 40 One: 20	35	35	50	35 [Note 4]
RS-1	Single-family detached	10,000	85	Interior Lot: 50 Corner Lot: 60	30 25	Both: 25 One: 15	25	35	35	50
	Other uses	12,000	200		50	Both: 40 One: 20	35	50	50	35 [Note 4]
R-1 (Inactive)	Single-family detached	12,000	100	Interior Lot: 50 Corner Lot: 60	35	Both: 30 One: 15	20% of lot depth	35	35	50
	Other uses	12,000	200		50	Both: 40 One: 20	20% of lot depth, min 35 ft	50	50	Higher of 35 feet or 125% of setback

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		Min. Lot Area (sq ft)	Min Lot Frontage (ft) [NOTE 1]	Max Lot Coverage (%)	Front (ft)	Side (ft)	Rear (ft.)	Adjacent to Arterial (ft)	Corner or Adjacent to Public Street/Alley (ft)	
RS-2	Single-family detached	8,000	70	Interior: 50 Corner: 60	25	Both: 10 One: 5	20	35	25	50
	Other uses	12,000	200		40	Both: 40 One: 20	35	40	40	35 [Note 4]
R-2	Single-family detached	8,000	70	Interior: 50 Corner: 60	25	Both: 15 One: 10	20	35	25	50
	Other uses	12,000	200		40	Both: 40 One: 20	35	40	40	35 [Note 4]
RS-3	Single-family detached	7,000	60	Interior: 50 Corner: 60	25 [Note 3]	Both: 10 One: 5	20 ft	35	25 [Note 3]	35 or 2.5 stories
	Other uses	12,000	200		40	Both: 40 One: 20	35	40	40	35 [Note 4]
R-3 (Inactive)	Single-family detached	7,000	60	Interior: 50 Corner: 60	25 [Note 3]	Both: 15 One: 10	20% of lot depth	35	25 [Note 3]	35 or 2.5 stories
	Other uses	12,000	200		40	Both: 40 One: 20		40	40	35 [Note 4]

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		Min. Lot Area (sq ft)	Min Lot Frontage (ft) [NOTE 1]	Max Lot Coverage (%)	Front (ft)	Side (ft)	Rear (ft.)	Adjacent to Arterial (ft)	Corner or Adjacent to Public Street/Alley (ft)	
RS-4	Single-family detached	6,500	55	Interior: 50 Corner: 60	20 [Notes 3 and 7]	Both: 10 One: 5	20 ft	35	20 [Notes 3 and 7]	35 or 2.5 stories
	Other uses	12,000	200		40	Both: 40 One: 20	35 ft	40	40	35 [Note 4]