

Section 2.3 Residential District Provisions

2.3.1 Description of Residential Districts

The regulations for Residential Districts are designed (1) to protect the residential character of areas so designated by excluding therefrom principal commercial and industrial activities, (2) to encourage a suitable environment for family life by permitting appropriate neighborhood facilities, such as churches, schools, and playgrounds, (3) to permit certain institutions and utility facilities considered necessary in or compatible with residential neighborhoods, (4) to preserve openness of the living areas and to avoid overcrowding by requiring certain minimum yards, open spaces, and site areas, and maximum bulk of structures, (5) to provide for access of light and air to windows, and for privacy, so far as possible, by controls over the spacing and height of buildings and other structures, (6) to make available areas suitable for a variety of dwelling types and densities to permit a wide range of individual choice, (7) to assure the provision of adequate off-street parking space to provide for the parking needs of the permitted uses, (8) to protect residential areas against hazardous, offensive, or objectionable influences, and (9) to protect residential areas against heavy traffic and against through traffic of all kinds.

2.3.2 Uses Permitted in Residential Districts

Uses permitted in the various residential districts are as set forth in the Table 2-1. Where an "x" appears in the column of a district, the use set off opposite the "x" is permitted as a use of right in that district. Where a "p" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

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TABLE 3-1
Uses Permitted in Residential Districts

District					Uses Permitted in the Indicated Districts
RS	RST	RM	RMT	RT	
					0 ACCESSORY STRUCTURES AND USES
x	x	x	x	x	002 Accessory buildings, subject to Section 3.03.
x	x	x	x	x	004 Customary home occupations, subject to Section 3.40.1.
x	x	x	x	x	010 Accessory living quarters.
x	x	x	x	x	046 Accessory off-street loading and parking facilities, subject to Sections 3.74 and 3.75.
		x		x	059 Accessory retail sales: convenience goods and services, subject to Section 3.05.
		x			062 Accessory barber or beauty shop (other than as a home occupation), subject to Section 3.05.
x	x	x	x	x	063 Accessory signs, subject to Section 3.84.
x	x	x	x	x	066 Temporary accessory facilities of the construction industry that are incidental to the construction of a building permitted in the district and which shall be removed when construction work is completed.
x	x	x	x	x	099 Accessory uses, for a residence NEC. 1/
					1 RESIDENTIAL USES
					11 Household Units
					111 Dwellings other than mobile homes
x	x	x	x	x	1111 Detached single-family dwellings.
		x	x	x	1112 Two-family dwellings.
		x	x	x	1113 Multifamily dwellings.
		x	x	x	1114 Townhouse development, subject to Section 3.90.
		x	x	x	1115 Dwelling groups, subject to Sec. 3.30.
					112 Mobile homes, but not including mobile home parks.
	x		x	x	1121 Detached single-family dwellings.
			x	x	1122 Two-family dwellings
			x	x	1123 Multifamily dwellings.
			x	x	1124 Townhouse development, subject to Section 3.90.
			x	x	1125 Dwelling groups, including mobile homes, subject to Section 3.30.
					12 Group Quarters
		x	x	x	121 Rooming and boarding houses
		x	x	x	122 Membership lodgings.
p	p	x	x	x	123 Residence halls or dormitories.
		x	x	x	124 Retirement homes and orphanages.
		x	x	x	125 Religious quarters other than rectories.
x	x	x	x	x	126 Rectories.
		x	x	x	13 Residential Hotels.
					14 Mobile Home Parks, subject to Section 3.60.

1/ NEC means "not elsewhere classified in this table."
For meaning of p and x, see paragraph preceding this table.

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TABLE 3-1
 Uses Permitted in Residential Districts

District			Uses Permitted in the Indicated Districts
RS RST	RM RMT	RT	
			4. TRANSPORTATION, COMMUNICATION, AND UTILITIES
			40. Transportation, Communication, and Utilities--General
p	p	p	400. Transportation, Communication, and utilities, NEC.
x	x	x	402. Transportation, communication, and utility facilities that utilize public rights-of-way or easements customarily provided in subdivision plats.
x	x	x	403. Property of a terminal company used for terminal purposes.
			41. Railroad, Rail Rapid Transit, and Street Railway Transportation
x	x	x	410. Property of a railway company used for railway purposes.
			47. Communication
x	x	x	471. Telephone communication 4711. Telephone exchange buildings.
			48. Utilities
p	p	p	484. Sewage disposal.
p	p	p	485. Solid waste disposal, subject to Section 3.81.
			6. SERVICES
			62. Personal Services
			623. Beauty and barber services.
p	x	x	6231. Home beauty shops, subject to Section 3.40.3.
			65. Professional Services
			651. Medical and other health services
	x	x	6510. Office to be used by not more than two physicians or dentists, provided that not more than one bed is provided to keep patients over night.
			6513. Hospital services.
p	p	p	6516. Sanitariums, convalescent, and rest home services.
p	p	p	6517. Medical clinic--out-patient services.
			67. Governmental Services
p	p	p	672. Protective functions and their related activities
			68. Educational Services
p	p	p	681. Schools: nursery, primary, and secondary.
p	p	p	682. University, college, junior college, and professional school education.

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Uses Permitted in Residential Districts

District			Uses Permitted in the Indicated Districts
RS RST	RM RMT	RT	
p	x	x	69. Miscellaneous Services
x	x	x	691. Religious activities
p	p	p	6911. Churches, synagogues, and temples, subject to Section 3.70.
			6912. Parish houses and rectories.
			692. Welfare and charitable services.
			699. Other miscellaneous services.
p	p	p	6994. Civic, social, and fraternal organizations
			6994.1 Private club, excepting those whose chief activity is a service customarily carried on as a business and those including lodgings
p	p	p	7. CULTURAL, ENTERTAINMENT, AND RECREATIONAL USES
			71. Cultural Facilities and Nature Exhibitions
			72. Public Assembly
			721. Entertainment assembly
			7211. Amphitheaters.
			7214. Legitimate theaters.
			74. Recreational Activities
			741. Sports activities
			7412. Golf courses.
			7413. Tennis courts.
			742. Playgrounds, playfields, and similar facilities.
			743. Swimming areas.
			744. Marinas.
			749. Other recreation, NEC
			7491. Camping and picnic areas.
			76. Parks.
			8. RESOURCE PRODUCTION AND EXTRACTION
			81. Agriculture
x	x	x	811. Farms: crop.
			819. Other agricultural and related activities, NEC, subject to Section 3.10.
x	x	x	8192. Horticultural specialties.

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2.3.3 Bulk and Area Regulations in Residential Districts

Every residential use in a Residential District shall be subject to the requirements set forth in Tables 3-2 and 3-3 and to the modifications thereof set forth in Article 4.

TABLE 3-2
 Lot Width and Area Requirements in Residential Districts

Dis- trict	Lot Width, Minimum (feet)				Lot Area, Minimum (square feet)				
	Town House Indiv. Lot.	All Other Dwellings			Town House		All Other Dwellings		
		One- Fam- ily	Two- Fam- ily	3 or more Fam.	Devel- op- ments	Indi- vidual Lots	One- Fam- ily	Two- Fam- ily	3 or more Fam.
RS60	-	165	-	-	-	-	60,000	-	-
RS40	-	140	-	-	-	-	40,000	-	-
RS25	-	120	-	-	-	-	25,000	-	-
RS10	-	80	-	-	-	-	10,000	-	-
RS6, 1 RST6 }	-	60	-	-	-	-	6,000	-	-
RM6, 1 RMT6 }	24	60	75	100	36,000	1,900	6,000	7,500	10,000
RM4, 1 RMT4 }	24	60	75	100	24,000	1,900	6,000	7,500	10,000
RM2.5, 1 RMT2.5 }	24	60	75	100	20,000	1,900	6,000	7,500	10,000
RM1.5, 1 RMT1.5 }	20	60	75	100	16,000	1,600	6,000	7,500	10,000
RT ^{1/}	24	60	75	100	24,000	1,900	6,000	7,500	10,000

^{1/} Mobile home parks are subject to bulk and area requirements set forth in Section 3.60

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TABLE 3-3
Lot Area Per Dwelling Unit and Height Requirements in Residential Districts

districts	lot area per dwelling unit, min. (sq. ft.)					height limits, subject to Sec 4.40	
	town house developments		all other dwellings			height, maximum (feet), if no additional setback is provided	additional height(feet permitted for each additional foot of side & rear setback
	two or more bedrooms	one or fewer bedrooms	two or more bedrooms	one bedroom	no bedrooms		
RS60	-	-	60,000	60,000	60,000	20	0.4
RS40	-	-	40,000	40,000	40,000	20	0.5
RS25	-	-	25,000	25,000	25,000	20	0.6
RS10	-	-	10,000	10,000	10,000	20	0.8
RS6,RST6	-	-	6,000	6,000	6,000	20	1.0
RM6,RMT6	6,000	5,200	6,000	5,200	4,500	20	1.0
RM4,RMT4	4,000	3,500	4,000	3,500	3,000	30	1.3
RM2.5, } RMT2.5 }	2,500	2,500	2,500	2,200	1,900	30	1.6
RM1.5, } RMT1.5 }	2,000	2,000	1,500	1,300	1,100	30	2.0
RT	4,000	3,500	4,000	3,500	3,000	30	1.3

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TABLE 3-4
Yard and Coverage Requirements in Residential Districts

districts	yards (feet), minimum							lot coverage (percent), maximum	
	front yard	side yards					rear yard	in-ter-ior lot	cor-ner lot
		interior lots		corner lots					
		one yard	other yard ^a	in-ter-ior side yard ^a	exterior side yard	if back-to-back with another corner lot		if not back-to-back with another corner lot	
RS60	40	16	8	8	30	35	35	15	20
RS40	35	15	7	7	25	30	30	20	25
RS25	35	14	7	7	25	30	30	20	25
RS10	30	12	6	6	20	25	25	25	30
RS6, RST6	25	10	5	5	15	20	20	25	30
RM6, RMT6	25	10	5	5	15	20	20	25	30
RM4, RMT4	25	10	5	5	15	20	20	30	35
RM2.5, RMT2.5	15	10	5	5	10	10	20	30	35
RM1.5, RMT1.5	10	10	5	5	10	10	20	30	35
RT	25	10	5	5	15	20	20	30	35

(b) In the case of multifamily dwellings in RM, RMT, and RT districts, the area in abutting streets out to the center line for a distance not to exceed 65 feet and in abutting public open spaces to the center thereof for a distance not exceeding 65 feet may be counted as part of the area of the lot in determining lot area per dwelling unit.

2.3.4 Bulk and Area Regulations for Nonresidential Uses in Residential Districts

All nonresidential uses in Residential Districts shall be subject to the provisions applying to one-family dwellings set forth in subsection 2.3.3, except as may be provided in Section 3.70 for certain nonresidential uses in residential districts, in other sections of Article 3 for certain specified uses, and in Section 4.85.2 for certain utility facilities.

^a Minimum side yard for a mobile home: 10 feet.