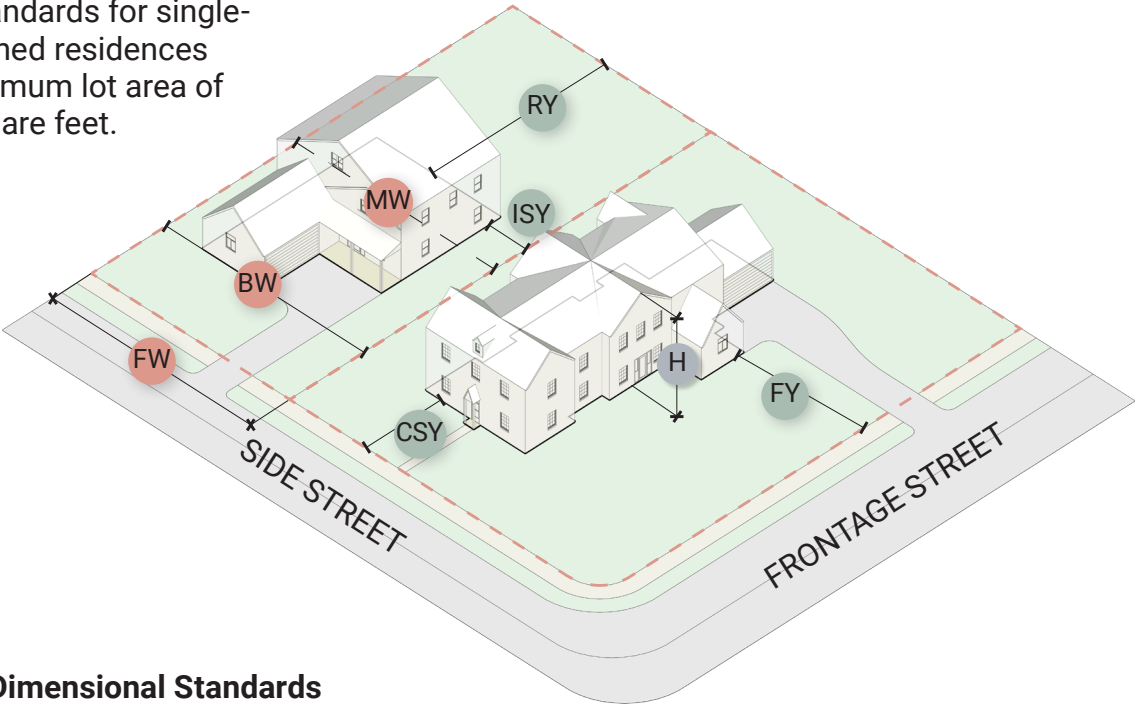


Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10)

1. RS-10 Purpose

The purpose of this zone is to provide standards for single-unit, detached residences with a minimum lot area of 10,000 square feet.



2. RS-10 Dimensional Standards

Principal Structure Count: 1 per lot max.

BUILDABLE LOT DIMENSIONS		
	Lot Area Per Dwelling Unit	10,000 sq. ft. min.
FW	Lot Width at Front Lot Line	45 ft. min.
BW	Lot Width at Front Building Line	60 ft. min.
MW	Lot Width at Midline	75 ft. min.

RESIDENTIAL COVERAGE	
Lot coverage	25% max.
Outdoor living coverage	5% max. covered by decks
	Up to 400 sq. ft. of decks may be covered, with conditions outlined in §18-213

BUILDING STANDARDS		
H	Building Height	35 ft. max.
	Number of Stories	2.5 max.

BUILDING PLACEMENT STANDARDS		
FY	Front Yard Setback	25 ft. min. from front property line, incl. after any required dedication
ISY	Interior Side Yard Setback	12 ft. min. Non-Residential Principal Structures: 30 ft. min.
CSY	Corner Side Yard Setback	25 ft. min.
RY	Rear Yard Setback	35 ft. min.

Reference to Other Standards

- » Uses and Use Standards: See Article 3;
- » Accessory structure setbacks: See Article 4A
- » Development Standards - Single-Unit Detached Residential Uses: See Article 4A;
- » Development Standards - Public, Institutional, and Community Uses - See Article 5B