

## Section 17.04.020 Uses

- A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.
- B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:
1. New construction of a two-family dwelling is a permitted use.
  2. Conversion of a structure from a single-family dwelling into a two-family dwelling is a special use prohibited.

## Section 17.04.030 Dimensional Standards

- A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.
- B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.
- C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family				
	R-1	R-2	R-3	R-3C
<b>Bulk</b>				
<b>Minimum Lot Area</b>	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
<b>Minimum Lot Width</b>	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
<b>Maximum Building Height</b>	35'	35'	35'	35'
<b>Maximum Building Coverage</b>	25%	35%	35%	35%
<b>Maximum Impervious Surface</b>	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
<b>Setbacks</b>				
<b>Minimum Front Setback</b>	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
<b>Minimum Interior Side Setback</b>	7'	7'	7'	5'
<b>Minimum Corner Side Setback</b>	25'	20'	15'	15'
<b>Minimum Reverse Corner Side Setback</b>	30'	30'	25'	25'
<b>Minimum Rear Setback</b>	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less