

3.2.4. RSF-2: Residential Single Family 2 District

(a) Purpose

The purpose of the RSF-2: Residential Single Family 2 District is to provide lands that accommodate low-density single-family detached dwellings on lots with a minimum lot area of 7,500 square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations and home-based child care, and other compatible uses. District regulations discourage development that negatively impacts the quiet residential nature of the district.



(b) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(c) Intensity and Dimensional Standards

Standard	All Uses
Lot area, min. (sf)	7,500
① Lot width, min. (ft) [1]	75
② Front yard setback, min. (ft)	20
③ Side yard setback, min. (ft)	7.5
④ Rear yard setback, min. (ft)	10
⑤ Building height, max. (ft)	35
Living area, min. (sf)	950
Impervious coverage, max. (percent)	70 [2]

NOTES: sf - square feet; ft - feet; min.- minimum; max.- maximum

- [1] Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.
- [2] Any buildings in the Mayo Avenue Area Annexation (defined in Ordinance No. 799), the Druid Annexation Area (defined in Ordinance No. 859), and the Dommerich Hills Annexation Area (defined in Ordinance No. 1023) that were constructed before June 27, 2005, that exceed the maximum impervious coverage standard of the district may be rebuilt up to the impervious coverage of the destroyed structure.