

4.2.1. Intent



Description

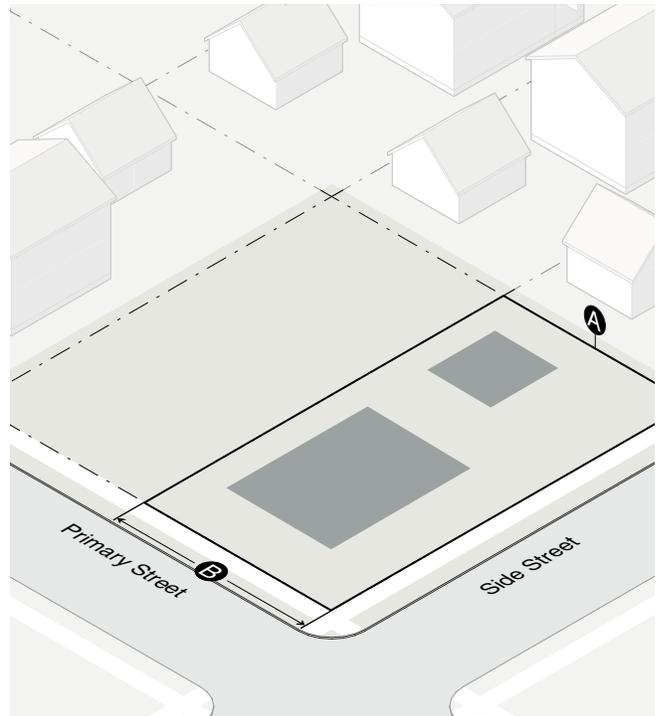
RS-7 is primarily intended to accommodate single-family detached houses with a minimum lot size of 7,000 square feet. Additional building types are allowed that include backyard cottage, cottage court, duplex and attached house. RS-7 should be applied in areas where the land use pattern is predominately single- or two-family that is served by central water and sewer facilities or where such land use pattern is desired in the future. Uses that would substantially interfere with the residential nature of the district are not allowed.

Building Types Allowed

|                      |  |
|----------------------|--|
| Detached house       | see <a href="#">Art. 8.2</a> & Sec. 10.3.1.B |
| Backyard cottage     | see <a href="#">Art. 8.3</a> & Sec. 10.8.2   |
| Cottage court        | see <a href="#">Art. 8.4</a>                 |
| Duplex: side by side | see Art. 8.5                                 |
| Duplex: back to back | see Art. 8.6                                 |
| Attached house       | see Art. 8.7                                 |

Land Uses Permitted see Art. 10.2

4.2.2. Lot Dimensions

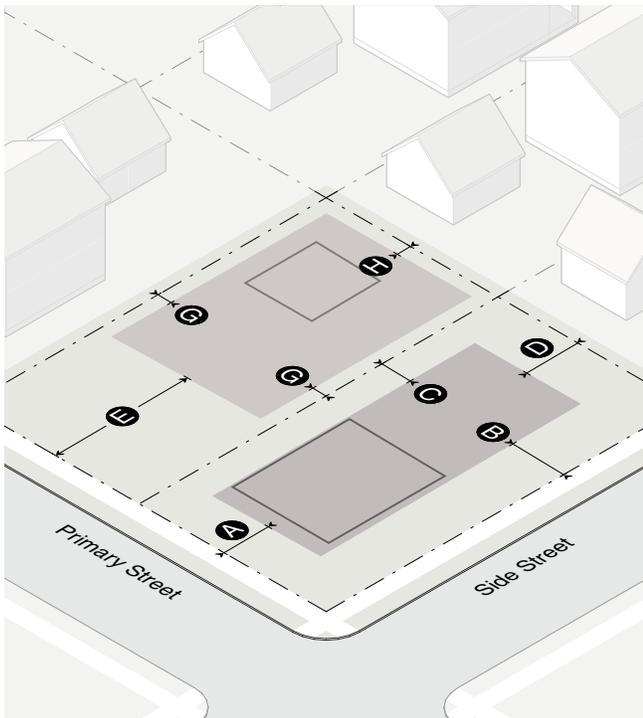


| Lot                      | A Area        | B Width  |
|--------------------------|---------------|----------|
| Detached house           | 7,000 SF min  | 65' min  |
| Flag lot                 | 7,000 SF min  | 18' min  |
| Backyard cottage         | 7,000 SF min  | 65' min  |
| Cottage court            | 22,500 SF min | 150' min |
| Cottage court (per unit) | 1,200 SF min  | 20' min  |
| Duplex: side by side     | 9,000 SF min  | 75' min  |
| Duplex: back to back     | 9,000 SF min  | 65' min  |
| Attached house           | 4,500 SF min  | 35' min  |

Coverage

|              |         |
|--------------|---------|
| Lot coverage | 60% max |
|--------------|---------|

### 4.2.3. Building Placement



#### Principal Building Setbacks

|                               |  |   |
|-------------------------------|--|---|
| Primary street                | 15' min or Avg. front setback (Sec. 2.2.5) | A |
| Primary street (Garage doors) | 20' min (see also Art. 8.18)               | A |
| Side street                   | 20' min                                    | B |
| Side interior                 | 10' min                                    | C |
| Rear                          | 20' min                                    | D |
| Rear, abutting alley          | 4' or 20' min                              | D |

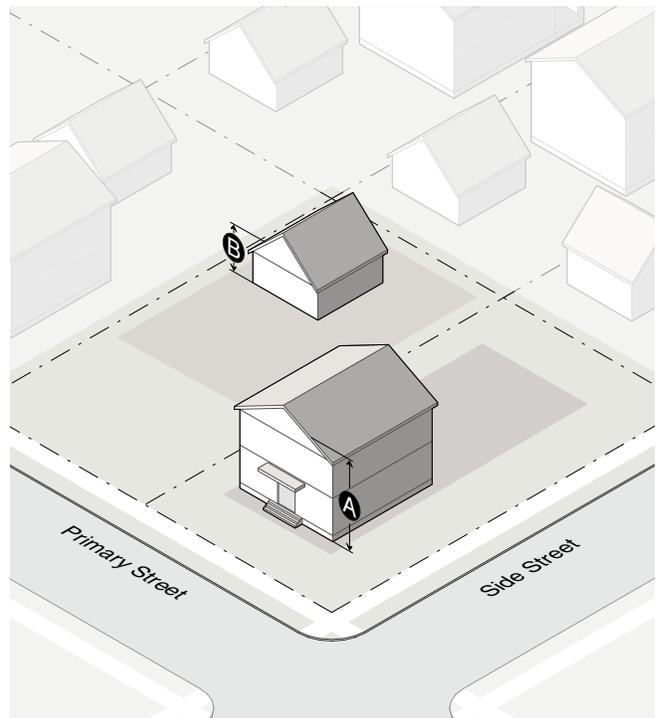
#### Accessory Structure & Detached Garage Setbacks

|                                  |                              |   |
|----------------------------------|------------------------------|---|
| Primary street                   | 40' min                      | E |
| Primary street (Detached garage) | 20' min (see also Art. 8.18) | E |
| Side street                      | 20' min                      | F |
| Side interior                    | 5' min/ 0' if < 120 SF       | G |
| Rear                             | 5' min/ 0' if < 120 SF       | H |
| Rear, abutting alley             | 4' or 20' min                | H |

#### Setback Encroachments

|                                |           |
|--------------------------------|-----------|
| Porches, stoops, and balconies | Art. 8.17 |
| Building features              | Sec 2.4.2 |

### 4.2.4. Building Height



#### Height

|                     |         |   |
|---------------------|---------|---|
| Principal building  | 30' max | A |
| Backyard Cottage    | 24' max | B |
| Accessory structure | 24' max | B |