

4.5.8 RS-9 RESIDENTIAL SINGLE FAMILY DISTRICT

A. PURPOSE

1. The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas.
2. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

B. GENERAL DIMENSIONAL REQUIREMENTS

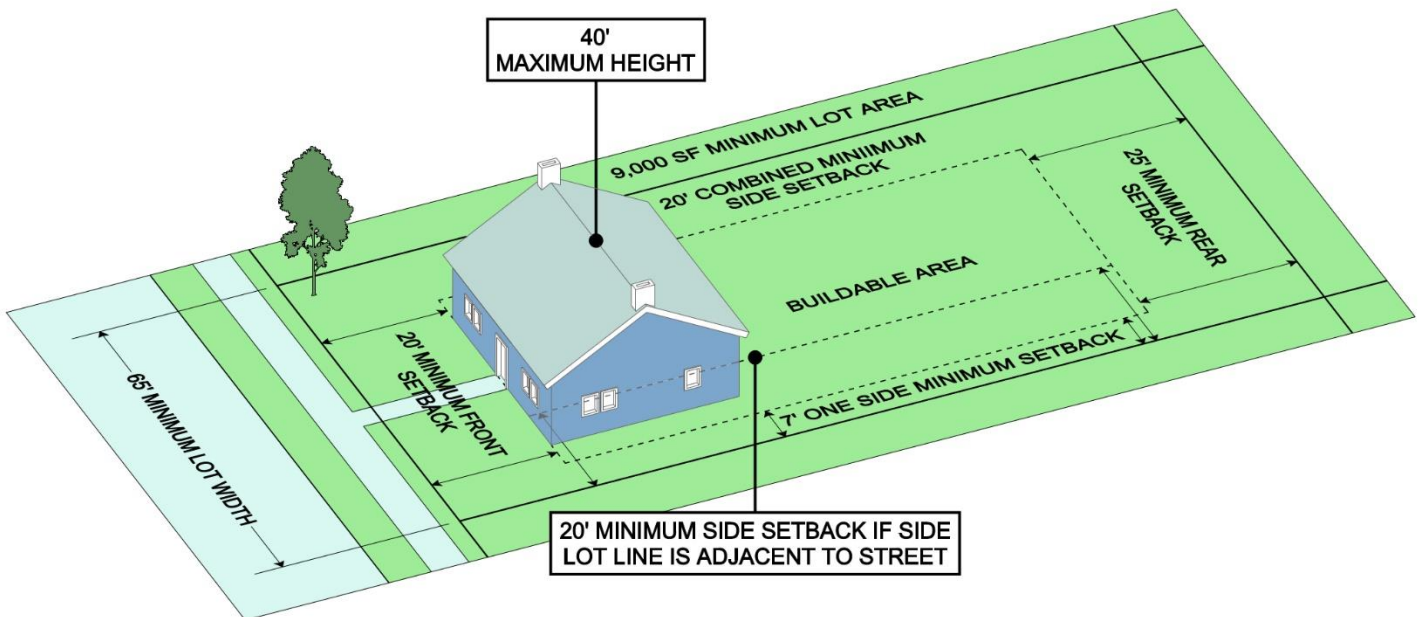
TABLE 4.5.8: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-9 DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [4]	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [4]		
RS-9	9,000	65	20	25	7	20	20	No Limit	40

NOTES:

- [1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
- [2] Cul-de-sac lots shall be exempt from lot width requirements.
- [3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.
- [4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).

FIGURE 4.5.8.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-9 DISTRICT



C. SUPPLEMENTARY DISTRICT REQUIREMENTS

1. ONE PRINCIPAL BUILDING PER ZONING LOT

Only one residential building shall be placed on a zoning lot or lot of record, except as permitted under **Section 5.3.4C, Dwelling, Accessory (Detached)**, or under **Section 5.2.66K, Multiple Dwelling Units Per Zoning Lot (W)**.