

3.1.1. Intent



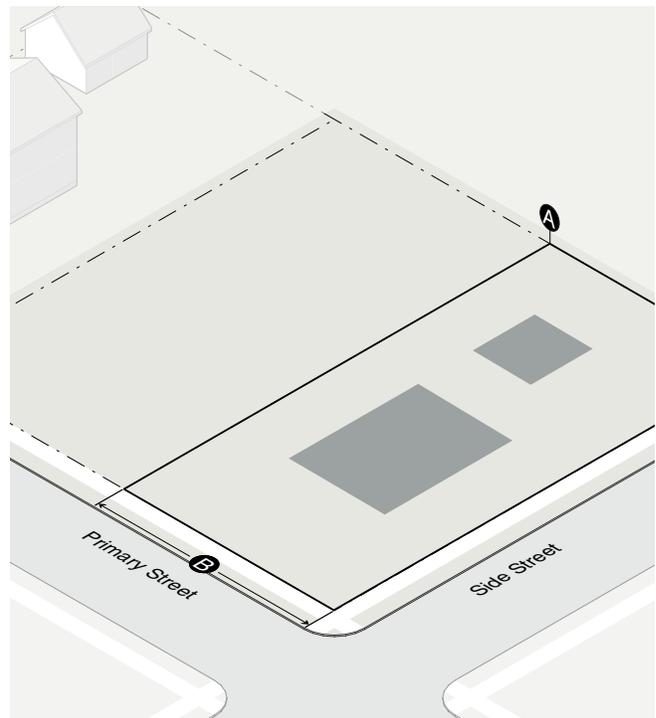
Description

RC-2.5 is intended to accommodate single family uses at a gross density not exceeding 1 unit per 2.5 acres. RC-2.5 should be applied where the existing land use pattern is predominately single-family 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. RC-2.5 allows residential cluster development in exchange for preserving open space.

Building Types Allowed

Detached house	see Art. 8.2 & Sec.10.3.1.B
Backyard cottage	see Art. 8.3 & Sec. 10.8.2
Land Uses Permitted	see Art. 10.2

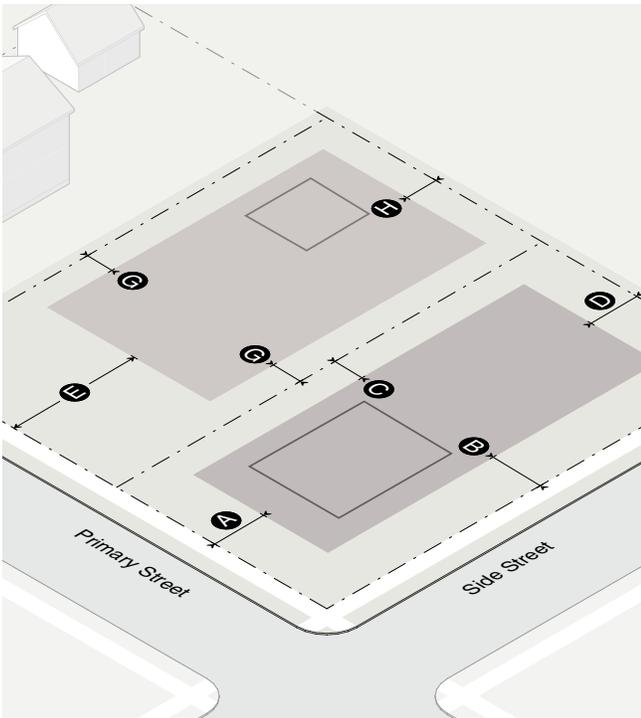
3.1.2. Lot Dimensions



Project

Gross density	1 primary unit / 2.5 acres max	
Open space (projects 10 acres or more)	20% min	
Lot	A Area	B Width
Detached house	9,000 SF min	75' min
Backyard cottage	9,000 SF min	75' min
Coverage		
Lot coverage	50% max, not to exceed 10,000 SF	

3.1.3. Building Placement



Principal Building Setbacks

Primary street	20' min	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

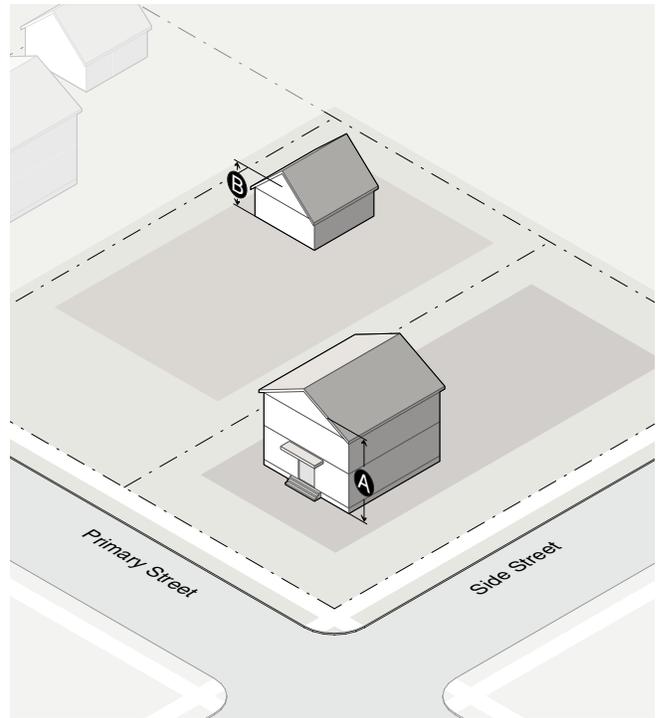
Accessory Structure & Detached Garage Setbacks

Primary street	40' min	E
Primary street (Detached garage)	20' min (see also Art. 8.18)	E
Side street	20' min	F
Side interior	10' min / 0' if <120 SF	G
Rear	10' min / 0' if <120 SF	H

Setback Encroachments

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

3.1.4. Building Height



Height

Principal building	30' max	A
Accessory structure	24' max	B