

RS Restricted Suburban Concepts

Purpose Statement

This district is designed to provide land for detached medium-density, single-family residential development. These areas will tend to consist of residential lots averaging 8,000 square feet when clustered around open space or larger lots with a minimum of 10,000 square feet. Other uses may be permitted in Growth Areas as defined by the Comprehensive Plan.

Comprehensive Plan

This zoning is appropriate in areas designated Restricted Suburban in the Comprehensive Plan. Other uses may be permitted in Growth Areas as defined by the Comprehensive Plan. Restricted Suburban outside Growth Areas is meant for residential uses only.

Subdivision Design

Property owners would have the option of developing either a clustered or non-clustered subdivision.

Option 1 – Non-clustered Development

Lot Area

Average minimum lot size:	10,000 square feet
Absolute minimum lot size:	6,500 square feet

Dimensional Standards

Minimum width:	70'
Minimum depth:	none
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35'*
Max du/acre:	4 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Option 2 – Clustered Development

Lot Area

Average minimum lot size:	8,000 square feet
Absolute minimum lot size:	6,500 square feet

Dimensional Standards

Minimum width:	none
Minimum depth:	none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

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- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Design Criteria

Parking standards will meet City-wide requirements

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club
SOB (P*)
Utility (P*)
WTF – Unregulated