

**ARTICLE 7.00
RD RESIDENTIAL DISTRICT**

SECTIONS: 7.01 Intent
7.02 Permissive Uses
7.03 Permitted Special Uses
7.04 Conditional Uses
7.05 Accessory Uses
7.06 Parking Regulations
7.07 Sign Regulations
7.08 Density, Area, Yard and Height Regulations

7.01 INTENT. This district is intended to provide for both developing and redeveloping areas of moderate residential density between six and fourteen dwelling units per acre. This district provides for single family, two family, townhouse and multiple family residential uses, plus support facilities such as schools, parks, community buildings and churches. A central sanitary sewer system must be available to serve these developments.

7.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the RD Residential District:

- (a) Single family dwelling.
- (b) Two family dwelling.
- (c) Neighborhood utilities.

7.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RD Residential District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00:

- (a) Churches:
 - (1) One of the principle frontages of the premises shall abut on an arterial or collector street.
 - (2) The main building shall be set back twenty-five feet from the side lot lines.
- (b) Elementary and high schools:
 - (1) One of the principle frontages of the premises shall abut on an arterial or collector street.
 - (2) The main building shall be set back twenty-five feet from the side lot lines.
- (d) Antenna support structure, subject to:
 - (1) Stealth design approved by the County Planning Director.

7.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the RD Residential District if a conditional use permit for such use has been obtained in

conformance with the requirements of Article 19.00:

- (a) Three and four family dwellings.
- (b) Up to and including four single family attached units in any one structure.
- (c) Nursing home.
- (d) Group daycare.
- (e) Group home.
- (f) Convent and monastery.
- (g) Private lake.
- (h) Electrical substation.
- (i) Public utility facility.

7.05 ACCESSORY USES. Accessory uses and buildings permitted in the RD Residential District are buildings and uses customarily incident to any permitted use in the district.

7.06 PARKING REGULATIONS. Parking within the RD Residential District shall be regulated in conformance with the provisions of Article 16.00.

7.07 SIGN REGULATIONS. Signs within the RD Residential District shall be regulated in conformance with the provisions of Article 17.00.

7.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the RD Residential District shall be as follows:

(a) General requirements:

	<u>Density</u> (Sq. ft.)	<u>Lot Area</u> (sq. ft.)	<u>Lot</u> <u>Width</u>	<u>Front</u> <u>Yard</u>	<u>Side</u> <u>Yard</u>	<u>Rear</u> <u>Yard</u>	<u>Maximum</u> <u>Height</u>
Single Family Dwelling	5000	5000	50'	25'*	5' **		35'
Two Family Dwelling	3000	6000	50'	25'*	5'***	Smaller of 25' or 25% of lot depth	35'
Townhouses	2400	2400	16'	25'*	0' or 10'on non-party wall side.		35'
Three and Four Family Dwelling	2500	7500	75'	25'*	7'***		35'
Other Allowable Uses	-	5000	50'	25'*	7'***		35'

* The front yard along the side street side of a corner lot may be reduced to 20 feet.

** The side yard will be required to be increased to ten feet when the building is

three stories in height or more.

- (b) There shall be a required front yard on each street of a double frontage lot.
- (c) Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.