

## (e) Residential, Single-Family-65 (RSF-65) Zone

### (1) Purposes

The purposes of the Residential, Single-Family-65 (RSF-65) Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density single-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.



## (2) Intensity and Dimensional Standards

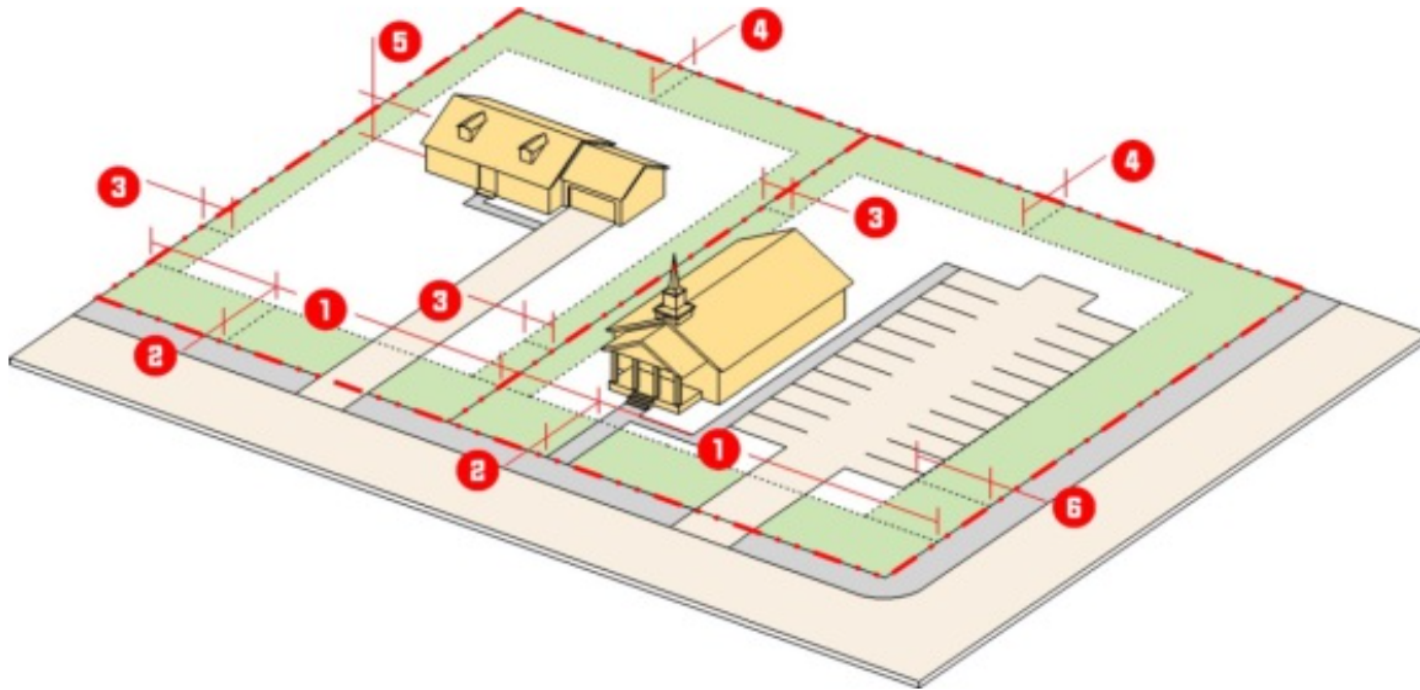
Standard(1)	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
① Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) (2)	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) (3)	15	15

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

(1) See measurement rules and allowed exceptions in Section [27-2200](#), Measurement and Exceptions of Intensity and Dimensional Standards.

(2) On corner lot, min. side yard depth alongside street = 25 ft. ⑥

(3) May be increased for certain purposes by approval of a special exception pursuant to Section [27-3604](#), Special Exception.



### (3) Reference to Other Standards

Sec. <a href="#">27-3400</a> Standard Review Procedures	Sec. <a href="#">27-6400</a> Open Space Set-Asides	Sec. <a href="#">27-61200</a> Neighborhood Compatibility Standards
Sec. <a href="#">27-3600</a> Application-Specific Review Procedures and Decision Standards	Sec. <a href="#">27-6500</a> Landscaping	Sec. <a href="#">27-61300</a> Agricultural Compatibility Standards
Sec. <a href="#">27-4400</a> Overlay Zones	Sec. <a href="#">27-6600</a> Fences and Walls	Sec. <a href="#">27-61400</a> Urban Agriculture Compatibility Standards
Sec. <a href="#">27-5101</a> Principal Use Tables	Sec. <a href="#">27-6700</a> Exterior Lighting	Sec. <a href="#">27-61500</a> Signage
Sec. <a href="#">27-5200</a> Accessory Uses and Structures	Sec. <a href="#">27-6800</a> Environmental Protection and Noise Controls	Sec. <a href="#">27-61600</a> Green Building Standards
Sec. <a href="#">27-5300</a> Temporary Uses and Structures	Sec. <a href="#">27-6900</a> Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. <a href="#">27-6200</a> Roadway Access, Mobility, and Circulation	Sec. <a href="#">27-61000</a> Nonresidential and Mixed-Use Form and Design Standards	<a href="#">PART 27-2</a> Interpretation and Definitions
Sec. <a href="#">27-6300</a> Off-Street Parking and Loading	Sec. <a href="#">27-61100</a> Industrial Form and Design Standards	<a href="#">PART 27-7</a> Nonconforming Buildings, Structures, Uses, Lots, and Signs