

B. Residential Single-Family-3 (RSF-3) District

RSF-3 Residential Single-Family-3 District

1. Purpose

The purpose of the Residential Single-Family-3 (RSF-3) District is to primarily accommodate **neighborhoods** of **single-family dwellings** at **densities** ranging up to three units per acre. It is intended to discourage any **use** that would substantially interfere with the **development** of **single-family dwellings** or would be detrimental to the quiet residential nature of **single-family neighborhoods**. The district also accommodates agricultural **uses** and parks as permitted **uses**.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE	P	USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
Government Uses	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Other Uses				
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
Boat Ramps, Docking Facilities, and Marinas	PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)	LOT COVERAGE
Residential 3 du	Max. Impervious Cover for All Development Except Single-Family 35%
Nonresidential 6,000 GFA	
MAX. BUILDING HEIGHT	Min. Open Space for Major Residential Subdivisions 16%
All Development 35 ft ¹	

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

Chapter 16-3: Zoning Districts
Sec. 16-3-104. Residential Base Zoning Districts

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:

- a. The increase is consistent with the character of **development** on surrounding **land**;
 - b. Development resulting from the increase is consistent with the purpose and intent of the **building height** standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
-