

**Sec. 146-102. RS SM – Single Family Residence District.**

- (a) *Purpose.* The “RS SM” – Single Family Residence zone is designed to provide for single family residential developments or developments featuring a mixture of single family and medium density residential uses and community facilities which are consistent with the vision outlined in the Suburban Mix Module of the Comprehensive Plan.
- (b) *Permitted uses.* Those uses indicated as being permitted in the “RS SM” – Single Family Residence zone in the schedule of uses shall be allowed.
- (c) *Space limits.* The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the “RS SM” – Single Family Residence zone shall apply in addition to the standards specified herein:
- (1) *Minimum lot width:*
    - a. *Attached single family residential uses:* 25 feet.
    - b. *Other uses:* 50 feet.
  - (2) *Minimum lot depth:* 100 feet.
  - (3) *Minimum mean and median lot area:* 7,200 square feet.
  - (4) *Minimum front yard:*
    - a. *Detached single family residential uses:* 20 feet; except that a 10 foot encroachment zone shall be permitted between the building setback and the property line in which porches, patios, and similar structures may be constructed.
    - b. *Attached single family residential uses:* 20 feet.
    - c. *Other uses:* 25 feet.
  - (5) *Minimum side yard:*
    - a. *Detached single family residential uses:* 5 feet.
    - b. *Attached single family residential uses:* 0 feet on one side; 10 feet between townhome buildings.
    - c. *Other uses:* 25 feet.

- (6) *Minimum side yard at corner:*
- a. *Detached single family residential uses:* 15 feet.
  - b. *Attached single family residential uses:* 10 feet.
- (7) *Minimum rear yard:*
- a. *Detached single family residential uses:* 15 feet.
  - b. *Attached single family residential uses:* 20 feet.
  - c. *Other uses:* 25 feet.
- (8) *Maximum building height:* 35 feet.
- (9) *Maximum non-residential lot coverage:* 80 percent.
- (10) *Maximum density:*
- a. *Detached single family residential uses:* 3.4 dwelling units per acre (exclusive of areas of floodplain, erosion hazard setbacks, and lakes).
  - b. *Attached single family residential uses:* 8.0 dwelling units per acre.