

CHAPTER 1145  
RSF-H Residential Single Family – High Density District

1145.01 PURPOSE.

It is the purpose of the "RSF-H" District to encourage the establishment and retention of residential neighborhoods consisting of single-family dwellings on smaller sized lots while preserving the undeveloped lands within this district for similar types of residential uses.

1145.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be ~~single family dwellings.~~ **align with Appendix B "Schedule of Permitted and Conditional Uses by District."**

1145.03 PERMITTED ACCESSORY USES

Permitted accessory uses shall be as follows:

- ~~(a) An attached two-car garage shall be required.~~
- ~~(b)~~ **(a)** Home occupations; pursuant to Section 1189.05.
- ~~(c)~~ **(b)** Uses, buildings or structures customarily incidental to a principally permitted use or conditionally permitted use located on the same lot therewith.

1145.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows: **align with Appendix B "Schedule of Permitted and Conditional Uses by District."**

- ~~(a) Bed and Breakfast.~~
- ~~(b) Educational institutions; provided that they are located on a major thoroughfare.~~
- ~~(c) Out of home respite care centers.~~
- ~~(d) Religious places of worship; provided that they are located on a major thoroughfare.~~
- ~~(e) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(f) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1145.05 MINIMUM LOT AREA AND WIDTH.

Properties in the RSF-H District shall have a minimum lot area of 10,000 square feet and shall have a width of not less than 75 feet at the front building line.

#### 1145.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a minimum lot frontage of 75 feet.
- (b) Single family dwellings on cul-de-sacs or on the outside of a curved portion of a street shall have a minimum lot frontage of 60 feet.

#### 1145.07 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a minimum front yard setback of 25 feet.

#### 1145.08 MINIMUM SIDE YARD SETBACK.

The minimum front yard setback for properties in the RSF-H District shall be as follows:

- (a) Single family dwellings shall have a total minimum side yard setback of ~~15~~ **10** feet with a minimum side yard setback of ~~6~~ **4** feet each side.
- (b) All other uses shall have a minimum side yard setback of 20 feet each side.

#### 1145.09 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the RSF-H District shall be 40 feet.

#### 1145.10 MAXIMUM HEIGHT REGULATIONS.

The maximum height for buildings and structures in the RSF-H District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 15 feet in height.

#### 1145.11 MINIMUM DWELLING SIZE.

The minimum size for dwellings in the RSF-L District shall be ~~1,200~~ **800** square feet.

#### 1145.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181 "Off-Street Parking and Loading."