



### **RS-40 - RESIDENTIAL SINGLE-FAMILY DISTRICT**

The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 area will typically be 1.0 unit per acre or less.

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Minimum Lot Size:	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Street Frontage:	50 feet
Minimum Street Setback: a	45/65 feet Local, Subcollector, Collector - Front 40/65 feet Local, Subcollector, Collector - Side 45/80 feet Minor Thoroughfare 50/95 feet Major Thoroughfare
Minimum Side Setback:	15 feet
Minimum Rear Setback:	30 feet
Maximum Building Height: b	50 feet
Maximum Building Coverage:	30 % of lot

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a - Setback from right-of-way or property line/setback from street centerline, whichever is greater.

b - No more than three (3) full or partial stories entirely above grade.

**Notes:**

1 - A corner lot has two (2) street setbacks. The setback of lower setback category shall be considered the side street. If both streets are of the same setback category, the property owner shall designate the side street for his lot.

2 - A through lot has two (2) street setbacks but no rear setback.

3 - On a corner lot of record, the side street setback may be reduced, if necessary, to yield a buildable width equal to sixty (60) percent of the lot width.

4 - For any lot of record, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet and the street setback shall not be reduced by greater than ten (10) feet.