



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 40,000 square feet or less.

Minimum Lot Size:	40,000 square feet e
Lot Area per Dwelling Unit:	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Street Setback:	
Front	80 feet f
Minimum Interior Setback:	
Side	12 feet a
Rear	35 feet
Maximum Building Height:	35 feet b

- a) Corner lots must have an additional width of twelve (12) feet along the side street line.
- b) From the highest buildable portion of the lot.
- c) (First Number) assuming no public sewer – subject to Health Department approval; (Second Number) assuming public sewer.
- d) (First Number) if adjacent to non-residential zoning; (Second Number) if adjacent to residential zoning or on a corner lot.
- e) In the absence of public sewer, this is a minimum; greater lot area may be required by the Health Department or by the Watershed Protection ordinance, depending upon the lot location.
- f) Highway 70/Burlington Road at 100 feet.