

RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

Description: Intended to accommodate attached and semi-detached houses on individual lots

There are five residential single-family attached (RSA) districts. RSA districts are intended to accommodate attached and semi-detached houses on individual lots, but can be applied to a mix of housing types. RSA-1 requires the largest lot size and setbacks. These minimum lot and setback requirements decrease for RSA-3 and RSA-5 districts.

See page 38 for dimensional standard notes.

RSA-1	RSA-2	RSA-3	RSA-4	RSA-5
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See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. Lot Width	50 ft.	35 ft.	25 ft.	Attached: 18 ft. [1] Semi-Detached: 30 ft.	16 ft.
Min. Lot Area	5,000 sq. ft.	3,150 sq. ft.	2,250 sq. ft.	Att: 1,620 sq. ft. [1] Semi-Det: 2,700 sq. ft.	1,440 sq. ft. [2]
Min. Open Area	70%	60%	50%	50%	Intermediate: 30% Corner: 20% [3]
Min. Front Setback	25 ft.	15 ft.	8 ft.	15 ft.	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached: 7 to 10 ft. Semi-Detached: 25 ft.	Detached: 6 to 8 ft. Semi-Detached: 16 ft.	8 ft.	Detached: 6 to 8 ft. Semi-Detached: 8 ft. [1]	5 ft.
Min. Rear Yard Depth	25 ft.	20 ft.	Single-Family: 15 ft. Other Use: 20 ft.	Single-Family: 20 ft. Other Use: 25 ft.	9 ft. [7]
Max. Height	38 ft.	38 ft.	38 ft.	38 ft.	38 ft.

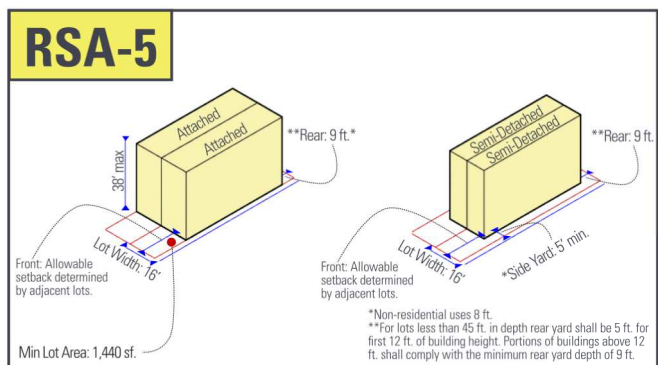
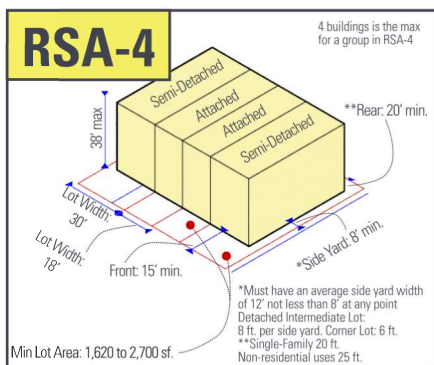
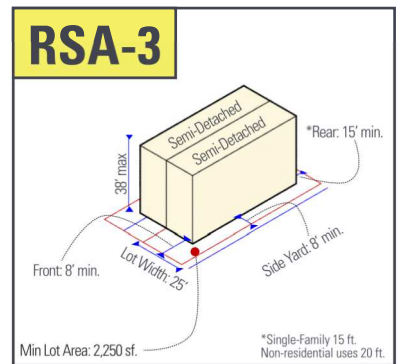
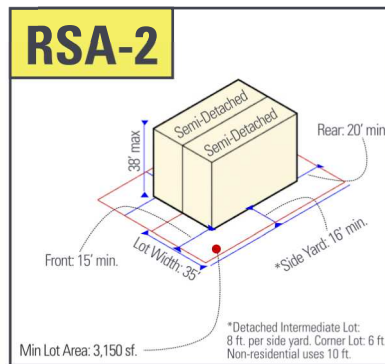
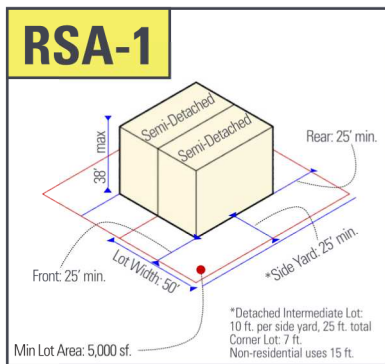


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	USE SPECIFIC STANDARDS
Residential Use Category						
Household Living (as noted below)						
Single-Family	Y	Y	Y	Y	Y	
Two-Family	N	N	N	N	N	
Multi-Family	N	N	N	N	N	
Group Living (except as noted below)	S	S	S	S	S	
Personal Care Home	S	S	S	S	S	14-603(11)
Single-Room Residence	N	N	N	N	N	
Parks and Open Spaces Use Category						
Passive Recreation	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	S	S	
Public, Civic, and Institutional Use Category						
Day Care (as noted below)						
Family Day Care	Y	Y	Y	Y	Y	14-603(5)
Group Day Care	N	N	N	N	S[2]	14-603(5)
Day Care Center	N	N	N	N	N	14-603(5)
Educational Facilities	S[2]	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	S	14-603(16)(17)
Office Use Category						
Business and Professional	N	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)						
Sole Practitioner	N	N	N	N	N	
Group Practitioner	N	N	N	N	N	
Retail Sales Use Category						
Consumer Goods (except as noted below)	N	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	N	14-603(13)
Gun Shop	N	N	N	N	N	14-603(13)
Food, Beverages, and Groceries	N	N	N	N	N	14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	N	
Commercial Services Use Category						
Business Support	N	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	N	14-603(6)
Personal Services	N	N	N	N	N	
Visitor Accommodations	N	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	N	
Urban Agriculture Use Category						
Community Garden	Y	Y	Y	Y	Y	14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	Y	14-603(15)

[2] Must be in a completely enclosed detached building