

PW

17

M-1

R-3

R-3

RP

T-2

T-2

GEWOOD AVE

PALMETTO

NEW COLONY HOUSE CONDO

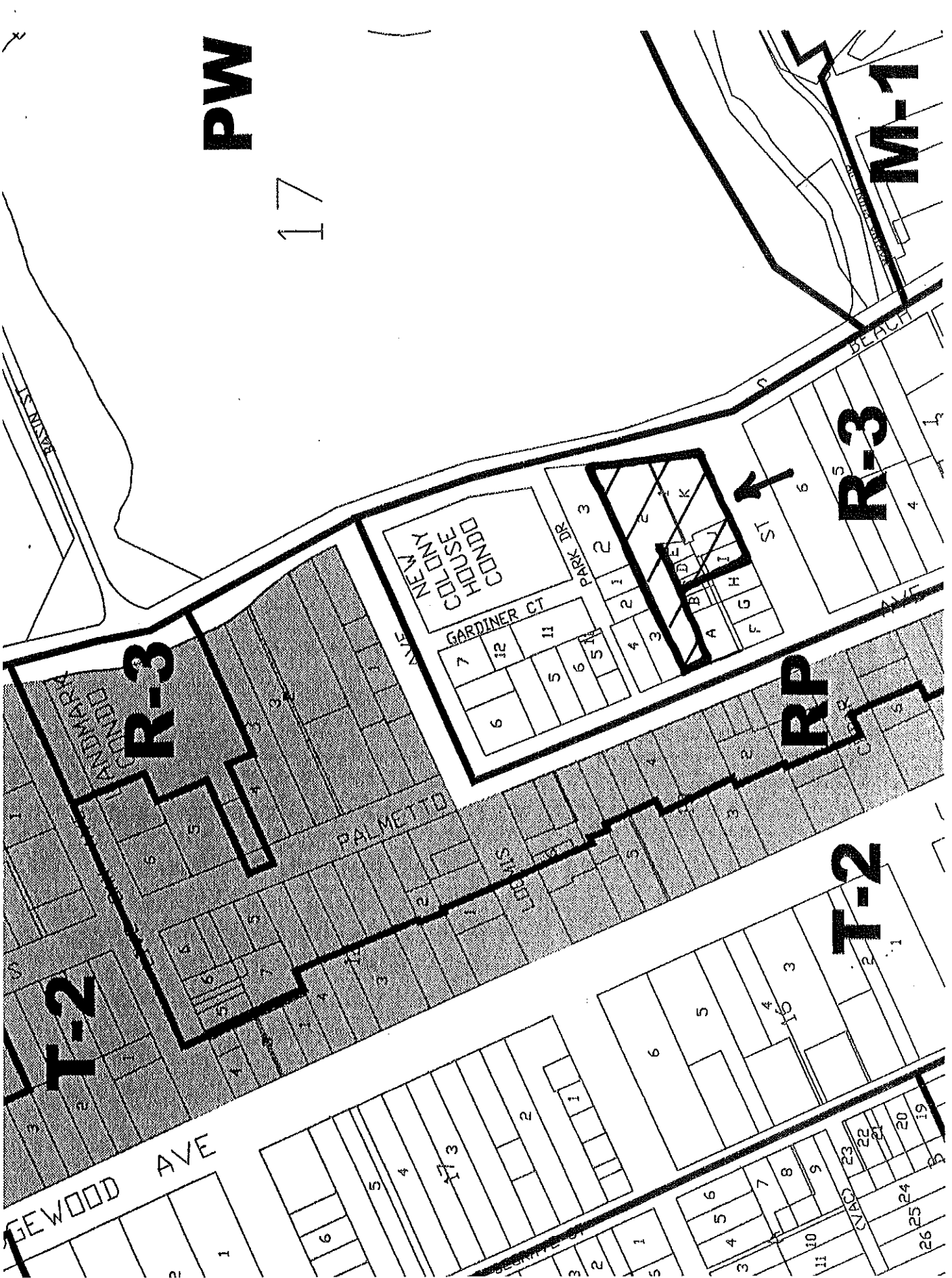
GARDINER CT

PARK DR

ST

BEACH

LANCASTER



ARTICLE 9

RESIDENTIAL DISTRICTS

SECTION 1: RESIDENTIAL DISTRICTS ESTABLISHED

1.1 Districts. The residential districts are hereby established as R-1a, R-1a1, R-1b, and R-1c (single family); RR, R-2, R-2a, RA, R-2b, and R-3 (multifamily); and RP (residential, professional).

1.2 Purpose. The residential districts are intended to provide for orderly and compatible development of residential areas, and to protect residential neighborhoods from commercial encroachment. Various single family and multifamily districts are established to ensure compatibility within the districts, and maintain and protect property values. The RP district provides transitional uses and is intended as a buffer between single family areas and commercial uses.

SECTION 2: RESIDENTIAL DISTRICTS USE SCHEDULE

Zoning District	Permitted Uses	Conditional Uses Refer to Section 3 or Article 17	Special Uses Refer to Section 4 or Article 17
Single Family R-1a R-1a1 R-1b R-1c	Single Family Dwellings	Community Res. Homes Dev. Project Offices	Carnivals & Circuses Cemeteries Churches Country Clubs & Golf Courses Day Care Centers Extension of T District Nursing/Conv. Homes Schools
Multi-Family RR R-2	Single Family Dwellings Duplexes Multifamily Dwellings	R-1a Conditional Uses Multifamily Complex Off-Street Parking Lots	R-1a Special Uses Duplex Sub. Townhouse Sub.
Multi-Family R-2a RA R-2b	RR Permitted Uses	RR Conditional Uses Churches Day Care Centers Nursing/Convalescent Homes Schools	Carnivals and Circuses Cemeteries Country Clubs and Golf Courses Duplex Subdivisions Townhouse Subdivisions
Multi-Family R-3	RR Permitted Uses Churches	R-2a Conditional Uses	R-2a Special Uses Fraternities & Sororities Recovery Homes Treatment Facilities

Zone	Min. Lot Area Sq. ft.	Min. Living Area Sq. ft.	Min. Lot Width at Bldg. Line See Note 1	Min. Lot Depth	Min. Front Yard	Min Side Yard Interior See Note 8	Min Side Yard Street	Min Rear Yard See Notes 2 and 8	Max % of Lot Coverage See Note 3	Max. Bldg. or Struct. Height	Max. Res. Density Units Per Gross Acre
R-3	Single Family 6,000 Multi Family 1,089	Note 4	Note 5	100'	25'	Note 6	25' plus 6" for each ft. bldg. ht. over 35'	25' plus 6" for each ft. bldg. ht. over 35'	35%	None	40



Note 1. Minimum Lot Width of Irregular Lots. The minimum lot width at the building line may be reduced for irregular shaped lots such as those on cul-de-sac turnarounds provided the lot requirements of Art.8 § 1.3 are met.

Note 2. Accessory Buildings Permitted in Rear Yard. Accessory buildings may be erected in the rear yard provided a 7.5 foot setback is maintained and no more than 30% of required rear yard is covered.

Note 3. Lot Coverage.

(a) Buildings, including covered garages and carports, shall occupy no more than 35% of the gross lot area.

(b) Off-street parking, drives, and walkways may occupy no more than 50% of each required side or rear yard. The remaining 50% of the yard shall be landscaped, with facilities provided for maintenance of landscaping. Landscaping shall be at least 5 feet in width, and shall include yards located above underground parking facilities.

(c) No off-street parking shall be permitted in any required front yard, except as customary in driveways of single family dwellings.

Note 4. Minimum Living Area.

Single family dwellings: 900 sq. ft.

Multifamily dwellings: 1 bedroom - 450 sq. ft.; 2 bedroom - 550 sq. ft ;
3 bedroom - 700 sq ft.

Note 5. Minimum Lot Width at Building Line.

Single Family dwellings: 60 feet

Multifamily dwellings: 4 units or less - 65 feet; 5 units or more - 80 feet

Note 6. Side Yard Interior. 7.5 ft. for buildings up to 2 story. 15 ft. plus 6" for each foot of building height over 35 for buildings with 3 or more stories.