

**Article 3: Zoning Districts**

Sec. 17-3.2. Residential Base Zoning Districts

(e) RSF-1: Residential Single-Family - Large Lot District

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**(1) Purpose**

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.



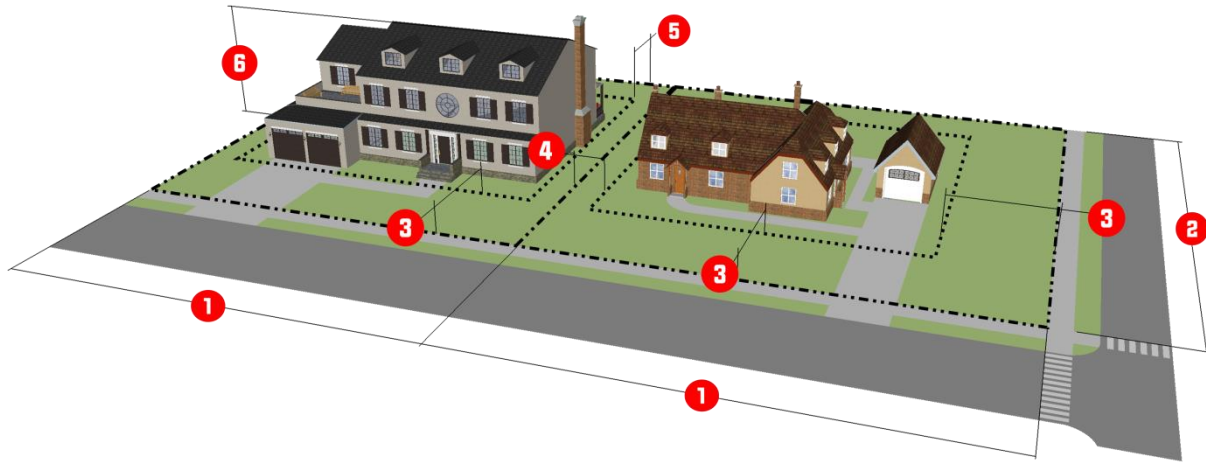
**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

**(3) Intensity and Dimensional Standards**

Standard	All Uses
Lot Area, min. (sf.)	15,000
<b>1</b> Lot Width, min. (ft.)	90
<b>2</b> Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
<b>3</b> Front Yard Setback, min. (ft.)	25
<b>4</b> Side Yard Setback, min. (ft.)	8
<b>5</b> Rear Yard Setback, min. (ft.)	15
<b>6</b> Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement