

## **Residential Low Density (RLD) Districts**

### **(a) Permitted uses and structures.**

- (1) Single-family dwellings.
- (2) Townhomes (RLD-TNH only)
- (3) Foster care homes.
- (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (8) Golf courses meeting the performance standards and development criteria set forth in Part 4.
- (9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- (10) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- (11) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (12) Detached Accessory Dwelling Unit (RLD-TND only).

### **(b) Permitted accessory uses and structures. See [Section 656.403](#).**

### **(c) Permissible uses by exception.**

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Schools meeting the performance standards and development criteria set forth in Part 4.
- (3) Borrow pits subject to the regulations contained in Part 9.

- (4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (5) Reserved.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (7) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.
- (9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (11) Detached Accessory Dwelling Unit (RLD-TND only).

**(d) Minimum lot requirements (width and area).**

For single-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:

- (1) Width:
  - (i) RLD-120—120 feet.
  - (ii) RLD-100A—100 feet.
  - (iii) RLD-100B—100 feet.
  - (iv) RLD-90—90 feet.
  - (v) RLD-80—80 feet.
  - (vi) RLD-70—70 feet.
  - (vii) RLD-60—60 feet.
  - (viii) RLD-50—50 feet.
  - (ix) RLD-40—40 feet.
  - (x) RLD-TND—40 feet (requires access from an alley, or detached garage located behind the home).
  - (xi) RLD-TNH—15 feet; 25 end unit; and See [Section 656.414](#).
- (2) Area:
  - (i) RLD-120—43,560 square feet.
  - (ii) RLD-100A—21,780 square feet.

- (iii) RLD-100B—14,000 square feet.
- (iv) RLD-90—9,900 square feet.
- (v) RLD-80—8,800 square feet.
- (vi) RLD-70—7,200 square feet.
- (vii) RLD-60—6,000 square feet.
- (viii) RLD-50—5,000 square feet.
- (ix) RLD-40—4,000 square feet.
- (x) RLD-TND—4,000 square feet.
- (xi) RLD-TNH—See [Section 656.414](#).

**(e) Maximum lot coverage by all buildings and structures.** *Impervious surface ratios* as required by [Section 654.129](#).

- (1) RLD-120—25 percent.
- (2) RLD-100A, RLD-100B,—40 percent.
- (3) RLD-90, RLD-80, RLD-70—45 percent.
- (4) RLD-60, RLD-50, RLD-40—50 percent.
- (5) RLD-TND—65 percent.

**(f) Minimum yard requirements.**

The minimum yard requirements for all uses and structures are as follows; provided, however that unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street in the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts.

- (1) RLD-120:
  - (i) Front—25 feet.
  - (ii) Side—7.5 feet.
  - (iii) Rear—10 feet.
- (2) RLD-100A:
  - (i) Front—25 feet.
  - (ii) Side—7.5 feet.
  - (iii) Rear—10 feet.
- (3) RLD-100B:
  - (i) Front—20 feet.
  - (ii) Side—7.5 feet.

- (iii) Rear—10 feet.
- (4) RLD-90:
  - (i) Front—20 feet.
  - (ii) Side—5 feet.
  - (iii) Rear—10 feet.
- (5) RLD-80:
  - (i) Front—20 feet.
  - (ii) Side—5 feet.
  - (iii) Rear—10 feet.
- (6) RLD-70:
  - (i) Front—20 feet.
  - (ii) Side—5 feet.
  - (iii) Rear—10 feet.
- (7) RLD-60:
  - (i) Front—20 feet.
  - (ii) Side—5 feet.
  - (iii) Rear—10 feet.
- (8) RLD-50:
  - (i) Front—20 feet.
  - (ii) Side—5 feet.
  - (iii) Rear—10 feet.
- (9) RLD-40:
  - (i) Front—20 feet.
  - (ii) Side—3 feet.
  - (iii) Rear—10 feet.
- (10) RLD-TND (requires access from an alley or detached garage located behind the home):
  - (i) Front—5 to 20 feet.
  - (ii) Second Front Yard—10 feet.
  - (iii) Side—3 feet.
  - (iv) Rear—10 feet.
- (11) RLD-TNH: See [Section 656.414](#).

**(g) Maximum height of structures.**  
35 feet.

**(h) Minimum open space.**

The gross density for an RLD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space or conservation shall be platted as a separate tract and designated as "open space" on such plat.