F.   RESIDENTIAL/PROFESSIONAL (R/P)

1.   PURPOSE

The purpose of the Residential/Professional (RP) district is to provide for transitional uses that serve as a buffer between single-family residential neighborhoods and commercial uses, including single-family dwellings, duplexes and duplex subdivisions, townhouse subdivisions, and multifamily dwellings and complexes, as well as small-scale office development for business and professional services. It also accommodates limited group living, institutional, and open space uses, generally as special uses or public or semi-pubic uses.

2.   USE STANDARDS

See use tables and use-specific standards in Article 5 and any modified use standards for any overlay districts (Section 4.9).

3.   INTENSITY AND DIMENSIONAL STANDARDS [1]

		SINGLE-FAMILY AND DUPLEX DWELLINGS	MULTIFAMILY DWELLINGS AND COMPLEXES	DUPLEX SUBDIVISIONS	TOWNHOUSE SUBDIVISIONS	NONRESIDENTIAL DEVELOPMENT
Subdivision site area, minimum		n/a	n/a	10,000 sf	10,000 sf	n/a
Subdivision site width, minimum		n/a	n/a	100 ft	100 ft	n/a
Lot area, minimum [2]		6,000 sf	6,500 sf	2.500 sf	2.000 sf	6,000 sf
Lot width, minimum		60 ft	≤4 units: 65 ft	50 ft	16 ft	60 ft
			≥5 units: 80 ft			
Lot depth, minimum		100 ft	100 ft	n/a	n/a	100 ft
Lot frontage on an improved street, minimum		50 ft [3]	50 ft [3,4]	50 ft [3]	50 ft [3]	20 ft
Density, maximum (du/ac)		n/a	20du/ac	20 du/ac	20 du/ac	n/a
Floor area ratio (FAR), maximum		n/a	n/a	n/a	n/a	1.0
Living area per dwelling unit, minimum		900 sf	1 BR: 450 sf	850 sf	750 sf	n/a
			2 BR: 550 sf			
			3 BR: 700 sf			
			≥4 BR: 900 sf			
Lot coverage, maximum (% of lot area)		35%	35%	n/a	35%	35%
Structure height, maximum		35 ft	35 ft	35 ft	35 ft	35 ft
Front yard setback, minimum		25 ft	25 ft	25 ft	25 ft	25 ft
Street side yard setback, minimum		15 ft	15 ft	15 ft	15 ft	15 ft
Interior side yard setback, minimum	≤2 stories	7.5 ft	7.5 ft	n/a [5]	n/a [5]	7.5 ft
	≥3 stories	15 + 6in/1ft height>35	15 + 6in/1ft height>35			15 + 6in/1ft height>35
Rear yard setback, minimum		25 ft	25 ft	25 ft	25 ft	25 ft
Spacing between buildings, minimum		n/a	n/a [6]	n/a	n/a	n/a
SPECIAL STANDARDS FOR ACCESSORY STRUCTURES OF SINGLE-FAMILY AND DUPLEX DWELLINGS [7]						
Number of detached structures per lot, maximum		2				
Floor area, maximum (% of principal building floor area)		50%				
Structure height, maximum		20 ft				
Floor area in rear yard, maximum		200 sf				
Rear yard coverage, maximum (% of rear yard area)		30%				
Setback from rear or side lot line, minimum		7.5 ft				
Spacing from principal building, minimum		5 ft				

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]
1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot (e.g., a cul-de-sac lot), provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. 100 ft for multifamily complex lots.
5. The minimum interior side yard setback along an interior lot line forming the perimeter of the subdivision site shall be 7.5 ft.
6. Minimum spacing between dwellings in a multifamily complex shall be 40 ft front-to-front, front-to-rear, or front-to-side, and 25 ft side-to-side.
7. No accessory structure other than one commonly located in a front yard (e.g., light post, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)

4. DEVELOPMENT STANDARDS

See development standards in Article 6 and any modified development standards for any overlay districts (Section 4.9).

TYPICAL DEVELOPMENT CONFIGURATION (EXAMPLE ONLY)