

RESIDENTIAL ZONING DISTRICTS

RR – RESIDENTIAL RURAL

The RR district is intended to provide and maintain areas of rural use within the city. Application of this district will ensure that farming, forest, environmental, and scenic areas are protected from incompatible development. This district includes farms and ranches as the predominant use with large lot rural residential and rural commercial uses. The RR district may be used as an interim zoning district for annexed property.

R1 - RESIDENTIAL VERY LOW

The R1 district is intended to preserve existing single-family neighborhoods and to ensure that any new development promotes conservation of scenic rural open space and is compatible with existing land uses, patterns, and design standards. The R1 district can be used as a transitional district between rural development and large lot residential neighborhoods.

R2 - RESIDENTIAL LOW

The R2 district is intended to preserve existing single-family neighborhoods. The R2 district is intended to ensure that any new development promotes walkability, access to parks, open space, and recreation amenities and is compatible with existing land uses and development patterns. The R2 district can be used as a transitional district between large lot residential neighborhoods and medium lot residential neighborhoods.

R3 - RESIDENTIAL MEDIUM

The R3 district is intended to preserve existing single-family neighborhoods. The R3 district is intended to ensure that any new development promotes walkability, access to parks, open space, and recreation amenities and is compatible with existing land uses and development patterns. The R3 district can be used as a transitional district between large lot residential neighborhoods and medium lot residential neighborhoods.

R4 - RESIDENTIAL URBAN

The R4 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors.

R6 - RESIDENTIAL URBAN

The R6 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors.

R7 - RESIDENTIAL URBAN

The R7 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also contributing to a safe environment for pedestrians and bicyclists. This district can also serve to support compatibility between single-family neighborhoods and higher-intensity mixed-use or nonresidential.

PD - PLANNED DEVELOPMENT

This district is intended to provide an alternative zoning district and development process to accommodate substantial development for residential, commercial, professional, recreational, industrial, or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional base zoning districts.

Residential Zoning Districts Dimensional Standards

Dimensional Standards	RR	R1	R2	R3	R4	R6	R7	Additional Standards
LOT DIMENSIONS (MINIMUM)								3.7.2A Minimum Lot Dimensions
Lot area	5 acres	32,000 sq ft	16,000 sq ft	10,000 sq ft	7,000 sq ft	6,000 sq ft	4,000 sq ft	
Lot width	100 feet	80 feet	80 feet	60 feet	50 feet	50 feet	50 feet	
Lot depth	200 feet	100 feet	100 feet	80 feet	80 feet	80 feet	80 feet	
SETBACKS (MINIMUM)								3.7.3: Setbacks
Front yard	50 feet	20 feet	20 feet	20 feet	20 feet	10 feet	10 feet	
Side yard	10 feet	10 feet	10 feet	10 feet	5 feet	5 feet	5 feet	
Rear yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	
OTHER STANDARDS								
Building height (maximum)	65 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	3.7.5: <i>Building Height</i>
Building coverage (maximum)	15 percent	30 percent	40 percent	50 percent	50 percent	60 percent	65 percent	3.7.6: <i>Building Coverage</i>
Single-family detached dwelling, townhome, or duplex	If approved prior to October 1, 2019, see Section 1.5.21: <i>Applicability of this DDC to Existing Residential Uses and Structures.</i>							