

RS - SINGLE HOUSEHOLD RESIDENTIAL DISTRICTS			
Dimensional Requirements	RS 8400¹	RS 7200¹	RS 4800 Overlay²
Lot Area (minimum)	8,400 sq. ft.	7,200 sq. ft.	4,800 sq. ft. minimum, and less than 7,200 sq. ft.
Building Height (maximum)	3 stories, not to exceed 35 ft.	3 stories, not to exceed 35 ft.	2 stories, not to exceed 30 ft.
Front Yard Setback^{3,4,5} (minimum)	20 ft.	15 ft., except that any garage entry that faces the street shall be at least 20 feet from property line	Dwelling – 15 ft. Garage – 5 ft. behind front of dwelling
Rear Yard Setback⁵ (minimum)	20 ft.	15 ft.	15 ft.
Side Yard Setback (minimum)^{4,5}	5/10 ft.	5/10 ft.	5/10 ft.
Lot Width at Building Setback Line (minimum)	55 ft.	45 ft.	40 ft.
Lot Width at Street (minimum)^{6,7}	40 ft.	30 ft.	30 ft.
Lot Coverage by Structures (maximum)	40%	40%	40%
Mean Lot Depth (minimum)	80 ft.	70 ft.	70 ft.
Design Standards	Per MTMC 19.30.080	Per MTMC 19.30.080	Per MTMC 19.30.060

¹ Cottage Home Developments are permitted consistent with dimensional & design standards and process, per MTMC 19.30.070.

² The smaller lot overlay option applies only to select areas of the RS 7200 zoning district. (MTMC 19.30.060.)

³ Refer to MTMC 19.30.030 for “front yard,” “lot line, front,” and “corner lot” definitions that apply in RS districts.

⁴ For a corner lot, as defined in MTMC 19.30.030, the larger number shall be used for any side yard that is adjacent to a street but is not the front yard as defined in MTMC 19.30.030.

⁵ The setback for all structures on sites with religious facilities is 20 feet from property lines.

⁶ Exception: Flag/panhandle lots shall be a minimum of 12 feet at the street.

⁷ Each single-household residential lot shall have no more than one driveway from a street, and a residential driveway shall comprise no more than twenty-five feet of width (including wings) in any portion of the public right-of-way in which it is located.

Note: This table is a compilation of zoning code information through Ordinance No. 2480, adopted May 19, 2008. The table does not substitute for the actual regulations.