

ARTICLE 6 CONVENTIONAL RESIDENTIAL ZONING DISTRICTS

Sec. 6.1. R-1, Residential, Detached Single Family, Low-Density District.

(a) Purpose and Description. This zoning district is intended to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Forsyth.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Conventional Residential Zoning Districts.” Land use in this district consists predominantly of detached, single-family dwellings on their own lots at a low density (no more than one dwelling unit per acre). Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with a low-density, residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building setbacks and maximum building coverage are intended to provide for spacious yards surrounding each dwelling.

Table 6.1

Permitted and Conditional Uses in Conventional Residential Zoning Districts

(P = Permitted Use C = Conditional Use X = Prohibited)

Use	R-1	R-2	R-3	RM
Accessory apartment, attached	C	C	C	C
Accessory apartment, detached	C	C	C	C
Accessory building, structure, or use	P	P	P	P
Agriculture, production of field crops, fruits, nuts, and vegetables	P	X	X	X
Agriculture, raising of poultry or livestock	X	X	X	X
Cemetery	C	C	X	X
Church, temple, synagogue, or place of worship, including cemetery as accessory use	C	C	C	C
Club or lodge, nonprofit, sponsored by a civic or similar organization	C	C	C	C
Community recreation	P	P	P	P
Conservation areas and passive recreational facilities	P	P	P	P
Conservation subdivision	P	P	P	X
Construction field office (temporary use)	X	P	P	P
Dwelling, single-family detached, fee-simple	P	P	P	P
Dwellings, single-family detached, condominium	X	P	P	P

Use	R-1	R-2	R-3	RM
Dwelling, townhouse (single-family attached, fee-simple)	X	X	X	P
Dwelling, two-family (duplex)	X	X	X	P
Dwelling, multi-family (apartment, attached residential condominium)	X	X	X	P
Family day care home	C	C	C	C
Garden, non-commercial, accessory to single-family detached dwelling	P	P	P	X
Golf course	P	P	P	X
Greenhouse, non-commercial, accessory to single-family detached dwelling	P	P	P	C
Guest house (accessory building/use)	P	P	P	P
Home occupation	P	P	P	P
Horse stables, non-commercial, as accessory to single-family residential use	C	X	X	X
Institutional residential living and care facility, serving no more than 17 persons	X	X	X	C
Institutional residential living and care facility, serving 18 persons or more	X	X	X	C
Leasing or sales office for a subdivision or residential development (accessory or principal use)	P	P	P	P
Manufactured home	X	X	X	X
Mobile home	X	X	X	X
Model home for single-family subdivision (temporary)	P	P	P	P
Modular home (single-family, detached)	P	P	P	P
Public or semi-public use	P	P	P	P
School, private, elementary, middle, or high	C	C	C	C
School, public	P	P	P	P
School, special	C	C	C	C
Temporary use	P	P	P	P
Zero lot line housing	X	X	X	C

Sec. 6.2. R-2, Residential, Detached Single Family, Low to Moderate-Density District.

(a) Purpose and Description. This zoning district is intended to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Forsyth.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Conventional Residential Zoning Districts.” Land use in this district consists predominantly of detached, single-family dwellings on their own lots at a moderate density (no more than 2.2 dwelling units per acre). Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with a low-density, residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building setbacks and maximum building coverage are intended to provide for yards surrounding each dwelling.

Table 6.2

Dimensional Requirements for Conventional Residential Zoning Districts

Requirement (measurement unit)	R-1	R-2	R-3	RM
Maximum height (feet)	35	35	35	45
Maximum height (number of stories)	3	3	3	3
Maximum density (units per acre)	1.0	2.2	2.9	12
Minimum lot size for detached single-family dwelling (square feet)	43,560	20,000	15,000	10,000
Minimum lot size for two-family dwelling (square feet)	N/A	N/A	N/A	20,000
Minimum lot size for other uses (square feet)	43,560	20,000	15,000	10,000
Minimum lot width (feet)	100	85	70	50
Minimum heated floor area per dwelling unit (square feet)	2,000	1,800	1,200	900
Minimum heated floor area per dwelling unit, ground floor of a dwelling (square feet)	1,000	900	600	n/a
Minimum front yard setback from lot line, all principal buildings (feet)	40	30	25	30
Minimum side setback, interior lot line, all principal buildings (feet)	20	15	10	10
Minimum side setback, corner lot, all principal buildings (feet)	30	25	20	20
Minimum rear setback, all principal buildings (feet)	40	30	20	20
Minimum setback, all principal or accessory buildings and structures abutting an R-1, R-2, or R-3 district (feet)	None	None	None	30
Minimum width of natural buffer abutting R-1, R-2, or R-3 district (feet)	None	None	None	20
Minimum landscape strip required along right-of-ways for any nonresidential use if permitted (width in feet)	15	10	10	10

Requirement (measurement unit)	R-1	R-2	R-3	RM
Minimum landscape strip required alongside property lines for any nonresidential use if permitted (width in feet)	5	5	5	5
Maximum coverage of principal and accessory buildings (percent of lot)	30	35	40	40
Minimum landscaped open space, all principal uses except detached, single-family residential lots (percent)	20	15	15	15

Sec. 6.3. R-3, Residential, Detached Single Family, Moderate-Density District.

(a) Purpose and Description. This zoning district is intended to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Forsyth.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Conventional Residential Zoning Districts.” Land use in this district consists predominantly of detached, single-family dwellings on their own lots at a moderate density (no more than approximately three dwelling units per acre). Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with a low-density, residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building setbacks and maximum building coverage are intended to provide for yards surrounding each dwelling.

Sec. 6.4. RM, Residential Multi-Family District.

(a) Purpose and Description. This zoning district is intended to implement the “Multifamily residential” designation of the future land use plan contained within the comprehensive plan of the City of Forsyth.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Conventional Residential Zoning Districts.” Land use in this district consists predominantly of multi-family dwellings at urban densities (from six to no more than twelve dwelling units per acre). Acceptable uses include multi-family development (apartment complexes and townhouses but not including manufactured home parks) and may also include detached, single-family and two-family dwellings on their own lots. Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with the urban density residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building separation and maximum building coverage are intended to provide for some open space or yards surrounding dwellings.