

Table 3

MINIMUM LOT SIZE AND FLOOR AREA REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS IN THE CITY OF RACINE: JULY 2009

Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area (square feet)
R1 Single-Family Residence District	8,400 square feet	Not Specified
R2 Single-Family Residence District	6,000 square feet	Not Specified
R3 Limited General Residence District	Single-family and community living with 8 or fewer persons: 6,000 square feet Community living with 9-15: 12,000 square feet Two-family: 3,000 square feet/du Efficiency and 1bedroom: 2,400 square feet/du Three bedroom or larger: 2,700 square feet/du	Not Specified
R4 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer persons: 6,000 square feet Community living with 9-15: 12,000 square feet Efficiency and 1bedroom: 1,500 square feet/du Two-bedroom: 1,800 square feet/du Three bedroom or larger: 2,100 square feet/du	Not Specified
R5 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer persons: 6,000 square feet (Conditional: 800 square feet/bedroom) Community living with 9-15: 12,000 square feet (Conditional: 800 square feet/bedroom) Efficiency and 1bedroom: 700 square feet/du Two-bedroom: 850 square feet/du Three bedroom or larger: 1,000 square feet/du	Not Specified
R6 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer persons: 6,000 square feet (Conditional: 800 square feet/bedroom) Community living with 9-15: 12,000 square feet (Conditional: 800 square feet/bedroom) Efficiency and 1bedroom: 350 square feet/du Two-bedroom: 450 square feet/du Three bedroom or larger: 550 square feet/du Boarding and fraternity: 325 square feet/unit	Not Specified
Flex Development Overlay District	--	Redevelopment of property suitable for reuse.

Source: SEWRPC.