

CHAPTER 8

RESIDENTIAL ZONES

ARTICLE A. RESIDENTIAL-SUBURBAN ZONE R-S-12

SECTION:

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- 10-8A-2: Permitted Uses
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10-8A-1: **PURPOSE:** The residential-suburban zone is established to provide medium density residential neighborhoods which retain some rural characteristics. This character is retained by allowing agricultural activity, including the keeping of farm animals, where conditions are favorable. (10-16-2001)

10-8A-2: **PERMITTED USES:**

Agriculture.

Farm animals (see subsection 10-8A-9A of this article).

Secondary dwelling.

Single-family dwellings. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)

10-8A-3: **CONDITIONAL USES:**

Cemeteries.

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled.

Other uses considered by the planning commission to be similar to the uses listed in this section or in section 10-8A-2 of this article. (10-16-2001; amd. 11-8-2001; Ord. 2007-03, 3-6-2007)

10-8A-4: AREA AND FRONTAGE REGULATIONS:

- A. Lot Size: Minimum lot size for a single-family dwelling shall be twelve thousand (12,000) square feet. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)
- B. Lot Width: Minimum lot width, as measured along the front setback line, shall be ninety feet (90'). Corner lot width shall be a minimum of one hundred feet (100'). (10-16-2001)

10-8A-5: YARD REGULATIONS:

- A. Front Yard: Minimum front yard setback for all main buildings shall be twenty five (25 ') feet. (Updated November 21,2017)
- B. Side Yard: Minimum side yard for all main buildings shall be ten feet (10') with a combined total width for both side yards of not less than twenty feet (20').
- C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.
- D. Rear Yard: Minimum rear yard setback for all main buildings shall be twenty five (25') feet. (Updated November 21,2017)
- E. Accessory Buildings: All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than three feet (3 ') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). Accessory buildings shall have a maximum height of eighteen feet (18') to the midpoint between the peak of the roof and the eave. Structures over eighteen (18 ') in height at the midpoint shall have an additional three feet (3 ') setback from all property lines for every additional one foot (1 ') in height. The maximum height of an accessory building shall be thirty five feet (35') at the peak of the roofline. The height shall be considered to be the vertical distance measured from the finished grade at the front or main entrance of the building to the highest point of the roof, or corresponding midpoint. No accessory building is allowed to have an apartment in the structure.

10-8A-6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty five feet (35'). (10-16-2001)

10-8A-7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (10-16-2001)

10-8A-8: **SIGNS:** See chapter 16 of this title. (10-16-2001)

10-8A-9: **OTHER REQUIREMENTS:**

- A. Farm Animals: For each twenty thousand (20,000) square feet of land, the following numbers and types of animals may be permitted: one horse or one cow or two (2) sheep or two (2) goats; ten (10) rabbits; twenty four (24) small fowl (chickens, pheasants, pigeons, etc.); six (6) large fowl (ducks, geese, turkeys, etc.).
- B. Farm Animal Structures: All pens, coops, barns, stables or corrals shall be set back not less than one hundred fifty feet (150') from a public street and one hundred feet (100') from any dwelling on adjacent lots¹. (10-16-2001)

1. See also section 10-11-15 of this title.

Accessory Buildings: All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than three feet (3') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). Accessory buildings shall have a maximum height of eighteen feet (18') to the midpoint between the peak of the roof and the eave. Structures over eighteen feet (18') in height at the midpoint shall have an additional three feet (3') setback from all property lines for every additional one foot (1') in height. The maximum height of an accessory building shall be thirty five feet (35') at the peak of the roofline. The height shall be considered to be the vertical distance measured from the finished grade at the front or main entrance of the building to the highest point of the roof, or corresponding midpoint. No accessory building is allowed to have an apartment in the structure.

Accessory Buildings On Lots Over 1Acre: Accessory buildings may be located adjacent to the main building provided that the lot is at least 150' wide. The architectural style of the accessory building shall match that of the main building with the height of the accessory building being equal to or less than that of the main building. A detached accessory building shall have at least a 10' separation from the closest point of the main building. All standard setbacks must be met for the zone in which the building is located. The accessory building shall not be located closer to the street than the main building.

