

ZONING

§ 180-9. Residential Single-Household District. [Added 11-17-92, Ord. 92-17¹; Amended 3-18-03, Ord. 03-05; 10-28-03, Ord. 03-18; 3-14-06, Ord. 06-13]

In the R-S Residential Single-Household District, the following regulations apply:

- A. Purpose: to promote single-household dwellings, allowing for large areas of open space; to address a defined housing demand; and to minimize development impacts on environmentally sensitive lands, with a minimum of allowable density.
- B. Permitted uses:
 - (1) Single-household detached dwellings
 - (2) Accessory buildings and uses
 - (3) Common areas
 - (4) Family Day Care
 - (5) Home Offices
 - (6) Open Space
 - (7) Parks
- C. Conditional uses:
 - (1) One (1) accessory housing unit per principal dwelling unit
 - (2) Homeowner Association Recreation Facilities
 - (3) Home Occupations
 - (4) Public buildings or uses
- D. Dimension requirements:
 - (1) Minimum lot area: ten thousand five hundred (10,500) square feet
 - (2) Minimum lot frontage: sixty (60) feet

Exception: A lot on the bulbous end of a cul-de-sac may have a minimum of thirty (30) feet lot frontage

¹Editor s Note: This ordinance also renumbered the following sections throughout Ch. 180 to be in consecutive order without point sections.

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- (3) Setback requirements:
 - (a) Front yard: twenty (20) feet
 - (b) Side yard: fifteen (15) feet
 - (c) Rear yard: ten (10) feet
- (4) Maximum density: four (4) housing units per developable acre
- (5) Maximum building height: thirty (30) feet
- (6) Driveways shall comply with Chapter 155, Minimum Street Design and Access Criteria

E. Development standards:

- (1) All development is subject to the goals and standards of the applicable overlay district as set forth in §180.18.1 - §180.18.7