

SECTION 211

RS-15

SINGLE FAMILY RESIDENTIAL DISTRICT (As amended by Ordinance Nos. O02-05-09 and O11-04-05)

SECTION 211.1 GENERAL DESCRIPTION

The RS-15 District is intended to provide a low density single-family residential environment in areas where public wastewater services are available.

SECTION 211.2 PERMITTED USES AND STRUCTURES

211.2A Single-family detached dwellings

211.2B Accessory uses and structures including noncommercial greenhouses and plant nurseries, unattached private garages and carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Section 206.12 of this Zoning Code), gazebos, and the like subject to the following conditions:

1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code.

211.2C Public parks and public recreational facilities

211.2D Churches and similar places of worship subject to the provisions of Section 206.4 of this Zoning Code

211.2E Home occupations subject to the provisions of Section 206.1 of this Zoning Code

211.2F Home day cares subject to the provisions of Section 206.6 of this Zoning Code

211.2G Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

SECTION 211.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

211.3A Cemeteries subject to the provisions of Section 206.5 of this Zoning Code.

211.3B Public schools provided the following conditions are met:

1. Shall be located on streets with a classification of no less than major collector status
2. When adjacent to lots zoned or used for residential purposes a Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all shared lot lines.

211.3C Golf courses, swimming pools, tennis courts and clubhouses associated with a single-family residential development. Preliminary plat approval for the single-family residential development shall be obtained from the Planning Commission prior to the submittal of the special exception request.

211.3D Bed and breakfast homes meeting the requirements of Section 206.3 of this Zoning Code

SECTION 211.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 211.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

- 211.5A Minimum lot area 15,000 square feet
- 211.5B Lot width at right-of-way 75 feet
- 211.5C Lot width at right-of-way at terminus of cul-de-sac 50 feet
- 211.5D Lot width at setback line..... 100 feet

SECTION 211.6 MINIMUM YARD REQUIREMENTS

- 211.6A Minimum depth of all yards on Major Streets as specified in Section 204.12 50 feet
- 211.6B Minimum depth of front yard..... 30 feet
- 211.6C Minimum depth of rear yard..... 25 feet
- 211.6D Minimum interior side yard: (As amended by Ordinance No. O02-05-09)
 - 1. Residential structures 10 feet, plus 5 feet for each story over 2 stories
 - 2. Nonresidential structures..... 20 feet, plus 5 feet for each story over 2 stories
- 211.6E Minimum side yard on street side corner lots 30 feet

SECTION 211.7 MAXIMUM LOT COVERAGE

211.7A Single-family dwellings, including accessory buildings 40%

211.7B Churches and similar places of worship; public schools 30%

SECTION 211.8 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

SECTION 211.9 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 211.10 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 211.11 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 211.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 211.13 PLOT PLAN OR SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable plot plan requirements of Section 233.4 of this Zoning Code or site plan requirements of Section 233.5 of this Zoning Code.