

- (2) There shall be a side yard on each side of all principal buildings not less than eight (8) feet in width.
- (3) There shall be a rear yard of not less than twenty-five (25) feet.
- (h) **Traffic, Loading, Parking, and Access.** (See Article D.)
- (i) **Nonconforming Uses, Structures, and Lots.** (See Article G.)
 - (1) **Performance Standards.** (See Article H.)

SEC. 13-1-45 RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The Rs-4 Residential District is intended to establish and preserve the same use as in the Rs-3 Single-Family Residential District, except at densities not to exceed 4.4 units per net acre, served by public sanitary sewer and water supply facilities.
- (b) **Permitted Uses.**
 - (1) Single-family dwellings.
 - (2) Family day care home.
 - (3) Foster Family home.
 - (4) Community living arrangements which have a capacity for eight (8) or fewer persons served by the program.
 - (5) Essential services.
- (c) **Permitted Accessory Uses.**
 - (1) Private garages and carports.
 - (2) Gardening, tool, and storage sheds incidental to the residential use.
 - (3) Home occupations.
 - (4) Ground-mounted and building-mounted earth station dish antennas.
- (d) **Conditional Uses.** (Also see Section 13-1-226.)
 - (1) Bed and breakfast establishments providing adequate off-street parking facilities.
 - (2) Community living arrangements which have a capacity for nine (9) or more persons.
 - (3) Churches.
 - (4) Utilities.
- (e) **Lot Area and Width.** (Also see Article E.) Lots shall be a minimum of ten thousand (10,000) square feet in area and shall be not less than ninety (90) feet in width at the setback line.
- (f) **Building Height and Area.** (Also See Article E.)
 - (1) No principal building or parts of a principal building shall exceed thirty-five (35) feet in height. No accessory buildings shall exceed twenty (20) feet in height.
 - (2) The total minimum floor area of a principal building shall be one thousand two hundred (1,200) square feet.
 - (3) The minimum first floor area of a two (2) story principal building shall be eight hundred (800) square feet.
 - (4) A tri-level dwelling shall have a minimum floor area of four hundred (400) square feet per habitable level.
 - (5) The sum total of the floor area of the principal building and all accessory buildings

shall not exceed thirty-six percent (36%) of the lot area; and the lot coverage for the principal buildings and accessory buildings shall not exceed thirty percent (30%) of the lot area. (Ord. 2004-01)

- (g) **Setback and Yards.** (Also see Section 13-1-27 and Article E.)
 - (1) There shall be a minimum building setback of twenty-five (25) feet from the right-of-way of all streets.
 - (2) There shall be a side yard on each side of all principal buildings not less than eight (8) feet in width.
 - (3) There shall be a rear yard of not less than twenty-five (25) feet.
- (h) **Traffic, Loading, Parking, and Access.** (See Article D.)
- (i) **Nonconforming Uses, Structures, and Lots.** (See Article G.)
- (j) **Performance Standards.** (See Article H.)

SEC. 13-1-46 RS-5 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The Rs-5 Single-Family Residential District is intended to establish and preserve the same use as in the Rs-3 Residential District, except at densities not to exceed 5.2 units per net acre, served by public sanitary sewer and water supply facilities.
- (b) **Permitted Uses.**
 - (1) Single-family dwellings.
 - (2) Family day care home.
 - (3) Foster family home.
 - (4) Community living arrangements which have a capacity for eight (8) or fewer persons served by the program.
 - (5) Essential services.
- (c) **Permitted Accessory Uses.**
 - (1) Private garages and carports.
 - (2) Gardening, tool, and storage sheds incidental to the residential use.
 - (3) Home occupations.
 - (4) Ground-mounted and building-mounted earth station dish antennas.
- (d) **Conditional Uses.** (Also see Section 13-1-226.)
 - (1) Bed and breakfast establishments providing adequate off-street parking facilities.
 - (2) Community living arrangements which have a capacity for nine (9) or more persons.
 - (3) Churches.
 - (4) Utilities.
 - (5) Two (2) family dwellings in structures existing at the time of the adoption of this Chapter without building additions.
 - (6) Off-street parking for six (6) or more automobiles.
- (e) **Lot Area and Width.** (Also see Article E.) Lots shall be a minimum of eight thousand four hundred (8,400) square feet in area and shall be not less than fifty (50) feet in width at the setback line.
- (f) **Building Height and Area.** (Also see Article E.)