

CHAPTER 11

RS-2 RURAL SETTLEMENT MEDIUM DENSITY ZONE

Sections:

- 11.1.0 Purpose
- 11.2.0 Permitted uses
- 11.3.0 Permitted accessory uses
- 11.4.0 Conditional Uses
- 11.5.0 Development Standards

11.1.0 PURPOSE. The RS-2 district is established to provide Rural Settlement Areas a medium density rural residential environment. Lands within this District generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The RS-2 District is intended to allow for a gradual increase in density from low-density residential districts and, where compatible, can provide a transition between different use areas.

11.2.0 PERMITTED USES. The following uses shall be permitted in the RS-2 Zone:

- (1) One single-family dwelling.
- (2) One two-family dwelling.
- (3) Multiple dwellings.
- (4) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.
- (5) Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.

11.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory to a permitted use in the RS-2 Zone:

- (1) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 11.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (3) The square footage requirements for the accessory buildings specifically stated in 11.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
 - (a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.
 - (b) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.

- (4) Agricultural uses (limited). Agricultural uses (limited) may be considered a permitted use (Section 11.2.0) upon site inspection and verification by the Planning Director for parcels of land greater than 2.5 acres in size.
- (5) One animal unit shall be allowed for each full ten thousand square foot increment of land within the same parcel minus the area set aside for the minimum effective lot size for the dwelling on the lot (12,000) square feet; provided that all barns, barnyards, chicken houses, or corrals shall be located not less than twenty-five feet from a public roadway and not less than ten feet from any adjoining or abutting property held under separate ownership.
- (6) Family day-care home.
- (7) Home Occupations.

11.4.0 CONDITIONAL USES. In addition to the unclassified uses, the following uses may be permitted by special permit:

- (1) Churches and similar places of worship.
- (2) Public libraries, and municipal office buildings.
- (3) Public and private schools, public parks and playgrounds.
- (4) Fire department station houses.
- (5) Private nursery school, preschool, child mini day care and day care center.
- (6) Non-motorized recreational trails and similar facilities.
- (7) Accessory Buildings (located in the front yard area).

11.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Density: One dwelling per 5,000 square feet of lot area.
- (3) Maximum Lot Coverage: Forty (40) percent.
- (4) Minimum Yard Setbacks (Primary):
 - (a) Front: Twenty (20) feet.
 - (b) Side: Ten (10) feet.
 - (c) Rear: Principal Building: Equal to the height of the dwelling.
- (5) Minimum Yard Setbacks (Accessory):
 - (a) Side: Ten (10) feet (See Site Design Standards Chapter for Corner Lot setback requirements).
 - (b) Rear: Ten (10) feet.
- (6) Maximum building height:
 - (a) Principal building. Thirty-five (35) feet.
 - (b) Accessory buildings: Eighteen feet (18) feet – average roof height. Heights can exceed the maximum allowed height upon approval of a Conditional/Special Use Permit.