

CHAPTER 15 RS-12 SUBURBAN ZONE

Sections:

- 15.1.0 Purpose
- 15.2.0 Permitted uses
- 15.3.0 Permitted accessory uses
- 15.4.0 Conditional Uses
- 15.5.0 Development Standards

15.1.0 PURPOSE. The RS-12 suburban district is established to provide Urban Growth Area Boundaries a low density residential environment permitting three dwelling units per acre. Lands within this district shall, unless specifically allowed herein contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended suburban residential environment.

15.2.0 PERMITTED USES. The following uses shall be permitted in the RS-12 suburban zone:

- (1) One single-family dwelling.
- (2) Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising.

15.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory to a permitted use in the RS-12 suburban district:

- (1) One detached residential garage provided it does not exceed fifteen feet in height and 1,200 square feet in area.
- (2) One storage building not exceeding 260 square feet of gross floor area and fifteen feet in height; provided no storage containers shall be permitted. For each additional 12,000 square feet of lot area the gross floor area of storage sheds can be increased by 260 square feet.
- (3) The square footage requirements for the accessory buildings specifically stated in 15.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size. If this combination requirement is utilized, only one detached garage or one storage building is allowed per parcel.
- (4) Home occupations.
- (5) Agricultural uses (limited). Agricultural uses (limited) may be considered a permitted use (Section 15.2.0) upon site inspection and verification by the Planning Director for parcels of land greater than 2.5 acres in size.
- (6) 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; and provided said number of chickens, fowl or rabbits does not exceed 2 animal units.

- (7) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.
- (8) Family day care home.
- (9) Accessory dwellings.

15.4.0 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 child day care center.
- (6) Agricultural use (commercial).
- (7) Non-motorized recreational trails and similar facilities.
- (8) Accessory Building (located in front yard).

15.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Twelve thousand (12,000) square feet.
- (2) Density: One dwelling unit per lot, (see permitted accessory uses).
- (3) Maximum Lot Coverage: Forty (40) percent.
- (4) Minimum Yard Setbacks (Primary):
 - (a) Front: Twenty-five (25) feet.
 - (b) Side: Ten (10) feet.
 - (c) Rear: Principal Building: Twenty-five (25) feet.
- (5) Minimum Yard Setbacks (Accessory): Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be setback from the alley twenty (20) feet. Where there is no alley, the set back shall be five (5) feet.
- (6) Maximum building height:
 - (a) Principal building. Thirty-five (35) feet.
 - (b) Accessory buildings: Fifteen (15) feet.