

## **ARTICLE X**

### **“R – S” RESIDENTIAL SUBURBAN DISTRICT**

**SECTION 1. INTENT AND PURPOSE OF DISTRICT:** The “R – S” Residential Suburban District is established to provide for single-family rural residential development at a low density and to allow certain public facilities. It is the intent of the district regulation to protect the health, safety, and general welfare of persons residing in the district; to prevent uses which would devalue property; to regulate population density; and to provide adequate open space around buildings and structures. This zone is intended for application in developing areas at the fringe of the City, and is intended to minimize conflicts of incompatible uses of land and protect the public health and welfare until the area is more fully developed.

**SECTION 2. DISTRICT REGULATIONS:** In the “R – S” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the following uses listed in SECTION 3 below.

**SECTION 3. USE REGULATIONS:**

1. General farm operations. This shall not include or permit:
  - a. Any activity within three hundred (300) feet of another residential district which activity is noxious or offensive by reason of dust, odor, or noise.
  - b. Feedlots
2. Single-family non-farm dwellings.
3. Residential design manufactured homes.
4. Group homes, foster homes and boarding homes for children.
5. Temporary structures incidental to construction work but only for the period of work. Basements and cellars may not be occupied for residential purposes until the building is completed.
6. Golf courses, except commercial miniature golf courses or driving tees.
7. Public parks, playgrounds, and recreational areas owned and operated by a public agency.
8. Customary accessory uses and structures located on the same lot with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces.
9. Raising of trees, shrubs and grasses not sold on the premises.

10. The following uses may be allowed by Special Use Permit when submitted, reviewed, and approved by the Board of Zoning Appeals, and under such conditions as the Board may impose:
  - a. Raising and care of livestock for show and pleasure, provided:
    - 1) When an “R – S” District or a portion thereof is reclassified to another more restrictive residential zone, those uses granted by special use permit for animal shelters or similar related uses in “a” above shall be completely discontinued within a period of six (6) months from the date of reclassification.
    - 2) Uses permitted in “a” above shall not be kept for commercial purposes.
    - 3) Livestock permitted in “a” above shall be properly sheltered and proper sanitation shall be maintained at all times.
    - 4) Livestock cages or pens permitted in “a” above shall not be closer than fifty (50) feet to any residence.
  - b. Churches and similar places of worship.
  - c. Home occupations. Also see ARTICLE XXVIII.
  - d. Hospitals and/or clinics for people on a lot, plot, or tract of land five (5) acres or larger.
  - e. Licensed child care center.
  - f. Licensed nursing home, sanitarium, rest home, homes for the aged, or convalescent home on a lot, plot, or tract of land five acres or larger, subject to operational and licensure requirements of the State.
  - g. Preschools.
  - h. Schools – public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.
  - i. Cemetery, crematory, or mausoleum when used in conjunction with a cemetery.
  - j. Any public building erected or land used by any department of the City, County, State, or Federal Government.
  - k. Telephone exchange, electric substations, regulator stations, and other public utilities.

- l. Bed and breakfast inns.
- m. Oil and gas exploration, extraction, and/or production.
- n. Extraction and/or mining of minerals.
- o. Wireless communications towers. See ARTICLE XXVIII.

**SECTION 4. INTENSITY OF USE REGULATIONS:** Lots in this district shall be subject to the following minimum size requirements:

1. Lots served by private water wells and septic systems — five (5) acres, with a minimum lot width of one hundred forty (140) feet.
2. Lots served by a public water system and a private septic system — three (3) acres, with a minimum lot width of one hundred forty (140) feet.
3. Lots served by a public water system and a public sewer system — nine thousand (9,000) square feet. Lots shall have an average lot width of not less than seventy (70) feet.

**SECTION 5. LOT COVERAGE:** The principal building and accessory buildings shall not cover more than thirty (30) percent of the lot area.

**SECTION 6. HEIGHT REGULATIONS:** No building shall exceed thirty-five (35) feet in height.

**SECTION 7. YARD REGULATIONS:**

1. Front Yard.
  - a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets in ARTICLE XXVIII.
  - b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
  - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record as of the effective date of this Ordinance shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the lot line.
2. Side Yard. Except as hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than ten (10) percent of the width of the lot with a minimum of eight (8) feet on each side of the principal building.

3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

**SECTION 8.** SIGN REGULATIONS: See ARTICLE XXIII.

**SECTION 9.** PARKING AND LOADING REGULATIONS: See ARTICLE XXIV.