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Article 6. Zoning Districts

6.1 Purpose and Permitted Uses in Each Zoning District

6.1.1 Residential Single-Family

The Residential Single Family Districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space.

For all Residential Single Family Districts, no outdoor storage is permitted in front, side, or rear areas visible from the street, except in enclosed areas such as a garage. This includes storage in the following areas: front or side porches, carports and breezeways, or storage on a trailer. Notwithstanding the above, boats on trailers may be stored on driveways or approved hard surface. Storage of brush, fence posts, crates, vehicle tires, vehicle bodies or parts, scrap metal, bed mattress or springs, water heater or other household appliances, damages, stored or discarded furniture and other household goods or items, material recovered from demolition or other discarded objects three (3) feet or more in length shall not be allowed or permitted on the premises. Temporary storage of items that include trash, leaves, brush, and refuse, for not more than seven (7) days that are being discarded or removed from the premises, will not be in violation of this part.

A. RS-11

The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.

- a. Allowed Uses
 - 1. Detached Single-Family Dwelling (including modular without chassis)
 - 2. Gardens, growing of crops (noncommercial)
 - 3. Parks and Open Space
 - 4. Minor utilities
 - 5. Civic Uses
 - 6. Guest House
 - 7. Cemeteries and/or Memorial Gardens
- b. Conditional Uses
 - 1. Day Care Facility
- c. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages

4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

B. RS-11.A

The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses.

A. Permitted Uses

1. Detached Single-Family Dwelling (Including Mobile/Manufactured Home)
2. Modular with and without chassis
3. Vegetable and Flower Gardens
4. Growing of crops
5. Parks and Open Space
6. Minor utilities
7. Civic Uses
8. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility

C. Accessory Uses

1. Home Occupations
2. Private Garages
3. Tennis courts, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Raising and keeping of domestic animals but not on a scale objectionable to neighboring property owners.

C. RS-8

The RS-8 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House
7. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility

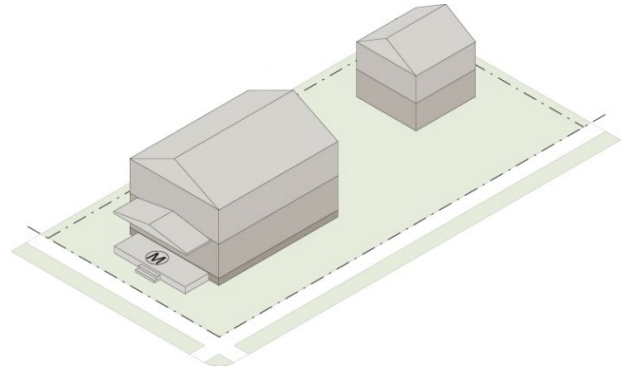
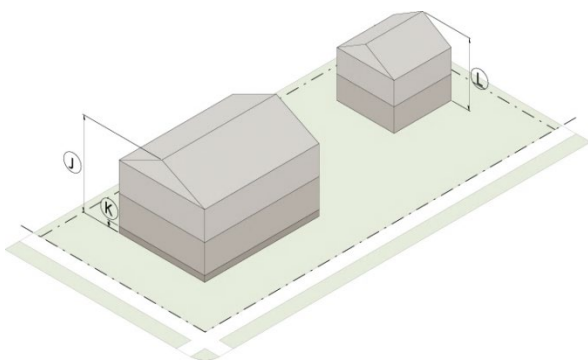
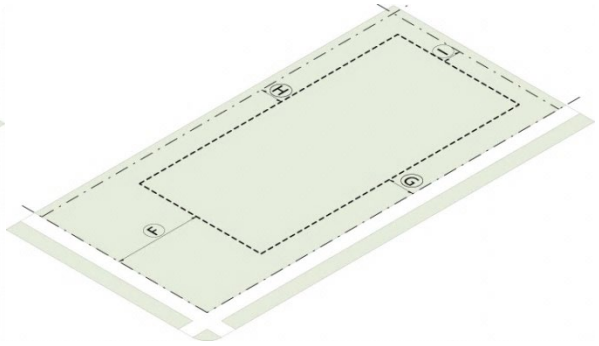
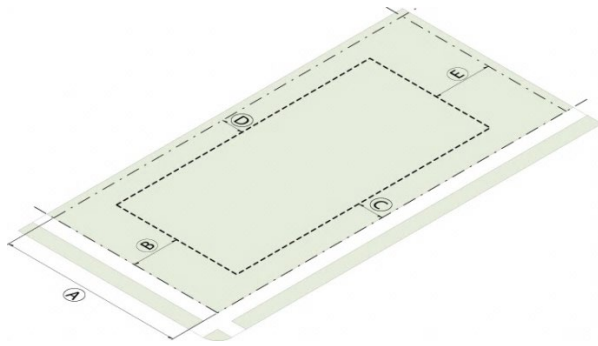
C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
 - a. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses

6.3 Building Types

6.3.1 Single-Family Residential Building Types

A. Single-Family House



	RS-11 RS-11.A	RS-8	RS-5	RS-3
Project				
Area (min acres)	n/a	n/a	n/a	n/a
Common Open Space (min)	n/a	n/a	n/a	n/a
Gross Density (max units/acre)	3.75	5.5	6.5	14.5
Lot				
Area (min square feet)	11,250	8,000	5,000	3,000
Building Coverage (max)	40%	45%	50%	65%
A Width (min)	75'	65'	50'	40'
Principal Structure Setbacks				
B Front (min)	25'	25'	25'	10'
C Side, street (min)	15'	15'	10'	8'
D Side, interior (min)	10'	10'	5'	5'
E Rear (min)	15'	15'	10'	10'
Accessory Structure Setbacks				
F Behind front façade of principal structure (min)	10'	10'	10'	10'
G Side, street (min)	15'	15'	10'	8'
H Side, interior (min)	10'	10'	5'	5'
I Rear, common lot line (min)	10'	10'	10'	5'
Principal Structure Height				
J Stories (max)	2	2	2	2
J Feet (max)	35'	35'	35'	35'
K Ground story elevation (min)	12"	12"	12"	12"
Bulk Plane				
Bulk Plane abutting RS-district (1:1 above 40')	n/a	n/a	n/a	n/a
Accessory Structure Height				
L Stories (max)	2	2	2	2
L Feet (max)	30'	30'	30'	30'
Building Entrance				
M Street facing entrance required	yes	yes	yes	yes
Building Elements Allowed				
Gallery	■	■	■	■
Awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

- Ground Story Elevation is above Base Flood Elevation