

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

RS Zone (Single- Family Residential Zoning District)

This zone is a residential zoning district,

Residential districts. Districts designated for residential use, RR, RS, R-1, R-2 and R-3, are limited to dwellings and the uses normally associated with residential neighborhoods. Such uses include schools, churches and parks.

The specific purpose for this district is as follows:

The RS Single-Family Residential District is designated as an area of predominantly preexisting single-family homes. The purpose of this district is to preserve the single-family character of the neighborhood without more intensive residential uses or nonresidential uses.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

- A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District-----→	RS
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	15 sq. ft. 0.34 acres
City Water or Sewer (has either well or septic)	20 sq. ft. 0.46 acres
Has both a Well and Septic on the lot	40 sq. ft. 0.92 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	
City Water and Sewer	Not Allowed
City Water or Sewer (has either well or septic)	Not Allowed
Has both a Well and Septic on the lot	Not Allowed

Minimum Lot Frontage (Feet) ¹	100
--	-----

Minimum Front Yard Depth (Feet)	30
---------------------------------	----

Minimum Side Yard Width (Feet)	25
--------------------------------	----

Minimum Depth from Building to Rear Lot Line (Feet)	25
---	----

~ **305-13. Permitted uses and special exceptions.**

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

District ----->	RS
Residential Uses	
Single-Family Dwelling	P
Family Apartment	SE
Seasonal Conversion	SE
Home Occupations	See Section 305-25

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.