

ARTICLE VIII

RS - SINGLE FAMILY RESIDENTIAL DISTRICT

Section 8: Single Family Residential District

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SECTION 8.1. INTENT.

The intent of the Single Family Residential District is to provide for low to medium density residential development with a limited number of institutional, civic and recreational facilities permitted. Permitted or conditional uses are intended to serve the needs of the residents with provisions to also protect the residential character of the district. This district is not intended to permit isolated rural dwellings.

SECTION 8.2. PRINCIPAL PERMITTED USES.

Within the (RS) Single Family Residential District, unless otherwise provided, no building or land shall be used for other than one or more of the following principal permitted uses:

Residential Uses	Civic/Public Uses
Single Family Residential Family Home	Park and Recreation Services Local Utility Services Religious Assembly Cemetery

SECTION 8.3. CONDITIONAL USES AND STRUCTURES.

The following uses and structures may be permitted in the (RS) Single Family Residential District subject to provisions of Articles XXVI and XXVII of this Ordinance and with specific conditions and requirements subject to approval of the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Residential Uses	Civic/Public Uses	Commercial Uses
Relocated Residential (single family or two family only) Residential Care Services Assisted Living Facility Skilled Nursing Facility Two Family Residential	College & University Facilities Daycare Facility Government/Public Services Educational Facilities Safety Services	Bed & Breakfast Establishment Communication Services
Wind Energy Conversion Systems: Non-Commercial(NC-WECS) Communication Towers		

SECTION 8.4. PERMITTED ACCESSORY USES AND STRUCTURES.

The following accessory uses and structures shall be permitted:

1. Private garages or carports
2. Private recreational facilities for use by residents (i.e., swimming pools, trampolines, play equipment)
3. Patios, porches, gazebos, and incidental household storage buildings
4. Private greenhouses, not operated for commercial purposes
5. Radio, television, satellite dish, and other similar receiving antennas for residential purposes
6. Solar collectors
7. Essential Services
8. Home occupations
9. Kennel, private
10. Temporary buildings for uses incidental to construction, which buildings shall be removed upon the completion or abandonment of construction work, and in compliance with Section 17.3.
11. Other necessary and customary accessory uses and structures determined by the Zoning Administrator to be appropriate, incidental, and subordinate to principal and conditional uses and structures.

SECTION 8.5. SITE DEVELOPMENT REGULATIONS.

The following requirements shall be provided for light and open space around permitted and conditional uses and structures in the (RS) Single Family Residential District, and subject to modifications contained in Article XVI, Supplemental District Regulations:

Lot Area	Single Family: 12,000 sq. ft. minimum lot area 20,000 sq.ft. minimum without public sewer and water Two Family: 20,000 sq. ft. minimum lot area
Width	80 feet minimum lot width, except at entrance off cul-de-sacs 100 feet minimum lot width without public sewer and water
Residential Density	Not more than two (2) dwelling units per lot Only one (1) principal structure or building per lot
Height	35 feet - maximum height
Front Yard	40 feet - minimum required setback
Side Yard	12 feet - minimum required setback
Rear Yard	25 feet - minimum required setback

No minimum requirements for local utility facilities and essential services, except that buildings or other above ground structures or devices constructed in support of utilities or essential services must comply with minimum yard setback requirements.

Single Family Residential parcels may be subdivided only once and are subject to the "Parcel Subdivision" regulations outlined in Section 16.11 of this Ordinance.

All residential dwelling units must be constructed in compliance with the "Minimum Requirements for Residential Structures" regulations outlined in Section 17.7 of this Ordinance. Manufactured or mobile homes placed in designated residential subdivisions must be converted to real property in conformance with section 135D.26 of the Code of Iowa.

SECTION 8.6. OFF STREET PARKING AND LOADING SPACE.

Off-street parking and loading requirements shall be required for activities in the (R-1) Single Family Residential District in accordance with the provisions of Article XIX of this Ordinance.

SECTION 8.7. SIGN REGULATIONS.

Sign regulations shall be required for activities in the (R-1) Single Family Residential District in accordance with the provisions of Article XX of the Ordinance.

SECTION 8.8. ZONING PERMITS REQUIRED.

Zoning permits shall be required in accordance with the provisions of Article XIII, Section 23.3 of this Ordinance.