

Section 28. Residential Single-Family 12 (RS-12) Zone

(Amended 5/6/98)

The Residential Single Family 12 (RS-12) zoning classification is intended for large lot residential subdivisions in the City. The zone is intended for neighborhoods that are characterized by single-family residences on relatively large lots with increased setbacks. The purpose of this district is to promote a low density development while maintaining a residential character in the subdivision. In keeping with the purpose of this residential district, mobile homes and mobile home parks are not permitted uses in this zone.

A. Minimum Lot Size

Subject to the provisions of this section, all lots in the RS-12 Zone shall be a minimum of 12,000 square feet with the following exception:

If a lot has an area of less than the above minimum requirement and was of record on April 8, 1952, a single-family dwelling can be built upon it; provided, that the requirements of Section 96. Nonconformities are met.

B. Residential Density

1. All lots in the RS-12 zone shall be limited to one single family detached dwelling unit per lot.
2. All lots in the RS-12 zone shall not exceed a lot coverage requirement of thirty (30) percent.

C. Minimum Lot Width

All lots in the RS-12 zone shall have a minimum lot width of 50 feet at the minimum building line. All lots shall also have a minimum street frontage of 25 feet.

D. Building Setback Requirements

Subject to the provisions of Section 19. Residential Zones - General Provisions and this section, no portion of any primary building shall be on any lot closed to any lot line than is authorized in the tables set forth in this section:

Interior Lots:

Zone	Front Setback (Right of way)	Rear Setback	Side Setbacks	Lot Coverage
RS-12	35 feet	35 feet	10 feet	30%

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Corner Lots:

Zone	Designated Front (Right of way) Setback	Designated Side (Right of way) Setback	Side Setbacks	Rear Setback	Lot Coverage
RS-12	35 feet	15 feet	10 feet	20 feet	30%

Double Frontage Lots:

Zone	Designated Front (Right of way) Setback	Designated Rear (Right of way) Setback	Side Setbacks	Lot Coverage
RS-12	35 feet	35 feet	10 feet	30%

E. Accessory Building Setback Requirements

All accessory buildings must comply with the lot setback requirements set forth in subsection D of this section with the exception of all sides of the lot that do not front on a street right of way which shall be a minimum of 5 feet.

F. Building Height Limitations

1. Building height in the RS-12 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.
(Amended 10/2/01)

G. Permitted Uses:

- Community Docking Facility (Minor) *(Amended 6/5/07)*
- Family Care Homes *(Amended 7/17/07)*
- Family Childcare Homes *(Amended 3/16/04)*
- Home occupations
- Parks and playgrounds
- Residence, Single-family detached, One dwelling unit per lot
- Telecommunications Antenna, Collocation on Existing Tower *(Amended 10/6/09)*
- Telecommunications Antenna, Placement on Existing Building *(Amended 10/6/09)*
- Telecommunications Tower, Stealth *(Amended 10/6/09)*
- Temporary real estate/construction offices
- Temporary refreshment stands
- Utility, Minor *(Amended 4/20/10)*

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H. Special Uses

Churches and other religious uses

Clubs, lodges, and other civic organizations operating on a non-profit basis

Community Docking Facility (Major) *(Amended 6/5/07)*

Day care centers, nurseries, and pre-schools

Golf courses

Governmental uses such as offices, and emergency facilities

Libraries

Recreational facilities such as golf courses, playgrounds, parks, community centers, swimming pools, and similar recreation uses.

Schools, private and public

Telecommunications Tower, Freestanding *(Amended 10/6/09)*

Temporary convalescent housing