

## **Section 32. Residential Single Family 7 (RS-7) Zone**

The Residential Single Family 7 (RS-7) zoning classification is intended for older residential subdivisions that were established prior to the 1940s and new neighborhoods that may be modeled from these older subdivisions. These neighborhoods are characterized by single family residences on smaller lots that are not normally found in the newer subdivisions of Jacksonville. The purpose of this district is to increase buildable area while retaining the traditional character of the neighborhood. In keeping with the original residential traits of the neighborhood, mobile homes and mobile home parks are not permitted uses in this zone.

### **A. Minimum Lot Size**

All lots in the RS-7 zone shall be a minimum of 7,000 square feet.

### **B. Residential Density**

1. All lots in the RS-7 Zone shall be limited to one single family dwelling unit per lot.
2. All lots shall not exceed a lot coverage requirement of 50 percent.

### **C. Minimum Lot Width**

All lots in the RS-7 Zone shall have a minimum lot width of 50 feet at the minimum building line.

### **D. Building Setback Requirements**

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

#### **Interior Lots:**

Zone	Front Setback	Rear Setback	Side Setback	Lot Coverage
RS-7	25 ft	15 ft	7 ft	50 %

#### **Corner Lots:**

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback	Lot Coverage
RS-7	25 ft	15 ft	7 ft	7 ft	50%

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### Double Frontage Lots:

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback	Lot Coverage
RS-7	25 ft	15 ft	7 ft	50%

### **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 the side and rear setbacks which shall be a minimum of 5 feet.

### **F. Building Height Limitations**

1. Building height in the RS-7 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, playgrounds, public & private
- Temporary Real Estate/Construction Offices *(Amended 12/03/2002)*
- Residence, Single-Family Detached, One dwelling unit per lot (excluding mobile/manufactured homes)
- 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)*
- Utility, Minor *(Amended 4/20/10)*

### **H. Special Uses**

*(The following uses require the approval of the Planning Board and the City Council before they can be granted)*

- Churches
- Clubs, lodges, other civic organizations, operation on a non-profit basis
- Community Docking Facility (Major) *(Amended 6/5/07)*
- Day care centers, nurseries (as accessory uses to churches only)
- Governmental uses
- Libraries, public
- Recreation centers, public
- Schools, public
- Schools, private, with the same curriculum as public
- Telecommunications Tower, Freestanding *(Amended 10/6/09)*

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**Section 33. Reserved**