

**Section 46. Residential Single-Family 5 (RS-5) Zone.**

*(Amended 2/3/98)*

The Residential Single Family 5 (RS-5) zoning classification is intended for newer residential subdivisions in the City. The zone is intended for neighborhoods that are characterized by single family residences on relatively smaller lots with reduced setback requirements and a defined street facade. The purpose of this district is to increase buildable area with reduced setbacks while promoting a dense, residential character in the neighborhood. 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**

All lots in the RS-5 zone shall be a minimum of 5,000 square feet.

**B. Residential Density**

1. All lots in the RS-5 zone shall be limited to one single family detached dwelling unit per lot.
2. All lots in the RS-5 zone shall not exceed a lot coverage requirement of 50 percent.

**C. Minimum Lot Width**

All lots in the RS-5 zone shall have a minimum lot width of 50 feet at the minimum building line.

**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
RS-5	20 feet	3 feet*	3 feet*

**Corner Lots:**

Zone	Designated Front (Right of way) Setback	Designated Side (Right of way) Setback	Side Setbacks
RS-5	20 feet	15 feet	3 feet*

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**Double Frontage Lots:**

Zone	Designated Front (Right of way) Setback	Designated Rear (Right of way) Setback	Side Setbacks
RS-5	20 feet	20 feet	3 feet*

*\* A minimum of 9 feet shall be maintained between primary structures and no doors or windows shall be permitted along a wall which is set back less than 6 feet from the lot line.*

**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 3 feet. However, a minimum of 9 feet shall be maintained between accessory structures and no doors or windows shall be permitted along a wall which is set back less than 6 feet from the lot line.

**F. Building Height Limitations**

1. Building height in the RS-5 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)*  
Parks, playgrounds, public & private  
Residence, Single-family detached, One dwelling unit per lot  
Home occupations  
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**

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

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Community Docking Facility (Major) *(Amended 7/17/07)*  
Day care centers, nurseries, and pre-schools  
Golf courses  
Governmental uses and operations such as fire stations, maintenance or operation facilities  
and similar governmental facilities. *(Amended 4/20/10)*  
Libraries, public  
Schools, public and private  
Telecommunications Tower, Freestanding *(Amended 10/6/09)*  
Temporary convalescent housing  
Temporary real estate/construction offices  
Temporary refreshment stands

**Sections 47-48. Reserved**