

Section 25. Residential Single-Family 15 (RS-15) Zone

(Adopted 12/8/98)

The Residential Single Family 15 (RS-15) zoning classification is intended for residential subdivisions that have above average lot sizes. These neighborhoods are characterized by single family residences on larger lots being developed in the newer subdivisions of Jacksonville.

A. Minimum Lot Size

All lots in the RS-15 zone shall be a minimum of 15, 000 square feet.

B. Residential Density

1. All lots in the RS-15 zone shall be limited to one single family dwelling unit per lot.
2. All lots shall not exceed a lot coverage requirement of 30 percent.

C. Minimum Lot Width

All lots in the RS-15 zone shall have a minimum lot width of 70 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 closer 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-15	35 feet	35 feet	10 feet	30%

Corner Lots:

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

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Double Frontage Lots:

Zone	Designated Front (Right of way) Setback	Designated Rear (Right of way) Setback	Side Setbacks	Lot Coverage
RS-15	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 the side and rear setbacks, which shall be a minimum of 5 feet.

F. Building Height Limitations

1. Building height in the RS-15 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.

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, public and private
- 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)*
- Temporary real estate/construction offices
- Temporary refreshment stands
- Utility, Minor *(Amended 4/20/10)*

H. Special Exception Uses

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

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

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Sections 26-27. Reserved