

ARTICLE XII

“R – S” RESIDENTIAL SUBURBAN DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “R – S” Residential Suburban District is established to provide for single-family rural residential development at a low density and to allow certain public facilities. It is the intent of the district regulation to protect the health, safety, and general welfare of persons residing in the district; to prevent uses which would devalue property; to regulate population density; and to provide adequate open space around buildings and structures. This zone is intended for application in developing areas at the fringe of the City, and is intended to minimize conflicts of incompatible uses of land and protect the public health and welfare until the area is more fully developed.

SECTION 2. DISTRICT REGULATIONS: In the “R – S” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the following uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. General farm operations. This shall not include or permit:
 - a. Any activity within three hundred (300) feet of another residential district which activity is noxious or offensive by reason of dust, odor, or noise.
 - b. Feedlots
2. Intentionally left blank
3. Intentionally left blank
4. Foster homes and boarding homes for children.
5. Temporary structures incidental to construction work but only for the period of work. Basements and cellars may not be occupied for residential purposes until the building is completed.
6. Golf courses, except commercial miniature golf courses or driving tees.
7. Public parks, playgrounds, and recreational areas owned and operated by a public agency.
8. Customary accessory uses and structures located on the same lot with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces.
9. Raising of trees, shrubs and grasses not sold on the premises.
10. The following uses may be allowed by Special Use Permit when submitted, reviewed, and approved by the Board of Zoning Appeals, and under such conditions as the Board may impose:

- a. Raising and care of livestock for show and pleasure, provided that:

1. Livestock shall meet the following provisions: A total of two livestock animal units, as outlined herein, per each full acre may be kept in an orderly and sanitary manner. Shelter must be provided for all livestock. Any animal kept for the sole purpose of breeding will be considered livestock for the purpose of this ordinance. Any offspring of livestock shall be removed from the premises within six (6) months or be used in the calculation of total livestock animal units. Animals commonly kept, as family pets, such as dogs and cats, shall not be considered livestock. No person or persons may keep more than four pets. No kennels or other pet breeding facilities shall be allowed. Animal units shall be calculated as follows:

Mature cattle.....	1LU
Weaner calf.....	½ LU
Mature horse.....	1 LU
Weaner foal.....	½ LU
Swine.....	1 LU
Goats/Sheep.....	½ LU
Large fowl (Ostrich/Emu).....	1 LU
Small fowl/Rabbits.....	1/10 LU

2. All other animals shall be classified by the Zoning Administrator in accordance with the listed animal it is most comparable to.

- b. Churches and similar places of worship.
- c. Home occupations.
- d. Hospitals and/or clinics for people on a lot, plot, or tract of land three (3) acres or larger.
- e. State licensed child center.
- f. Licensed nursing home, sanitarium, rest home, homes for the aged, or convalescent home on a lot, plot, or tract of land three (3) acres or larger, subject to operational and licensure requirements of the State.
- g. Preschools.
- h. Schools – public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.
- i. Cemetery, crematory, or mausoleum when used in conjunction with a cemetery.
- j. Any public building erected or land used by any department of the City, County, State, or Federal Government.
- k. Telephone exchange, electric substations, regulator stations, and other public utilities.
- l. Bed and breakfast establishments.

- m. Oil and gas exploration, extraction, and/or production.
- n. Extraction and/or mining of minerals.
- o. Wireless communications towers. See ARTICLE XXX.

SECTION 4. INTENSITY OF USE REGULATIONS: Lots in this district shall be subject to the following minimum size requirements:

- 1. Lots served by private water wells and septic systems — five (5) acres, with a minimum lot width of one hundred forty (140) feet.
- 2. Lots served by a public water system and a private septic system — three (3) acres, with a minimum lot width of one hundred forty (140) feet.
- 3. Lots served by a public water system and a public sewer system — twelve thousand (12,000) square feet. Lots shall have an average lot width of not less than ninety (90) feet.

SECTION 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than thirty (30) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS:

- 1. Front Yard.
 - a. There shall be a front yard having a depth of not less than thirty (30) feet, except as required for arterial and collector streets in ARTICLE XXX.
 - b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record as of the effective date of this Ordinance shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the lot line.
- 2. Side Yard. Except as hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than ten (10) percent of the width of the lot with a minimum of eight (8) feet on each side of the principal building.
- 3. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXVIII.