

ARTICLE 5. RS-16 SINGLE-FAMILY DETACHED RESIDENTIAL ZONE REGULATIONS

Sec. 18-12. Permitted uses.

The following uses are permitted in all RS-16 zones:

- (a) Single-family detached dwelling.
- (b) Accessory buildings, including barns and other bona fide farm buildings, and private garages.
- (c) Agricultural operations, including floriculture, horticultural and nurseries, provided all structures and buildings used in connection therewith are at least 100 feet from the nearest property line; poultry and dairy farming and horse breeding on parcels of at least ten acres in area, provided all animals and buildings and structures used in connection therewith are located at least 100 feet from the nearest property line.
- (d) Customary home occupations. (See section 18-173.)
- (e) The keeping of horses and/or ponies primarily owned and kept for the personal use of the occupant on the land on which they are maintained on parcels of at least two acres in area, provided:
 - 1. All buildings and structures used in connection with the keeping of horses or ponies shall be located at least 100 feet from all of the property lines of the owner or keeper.
 - 2. All bulk feed and other supplies, equipment and materials used in connection with the keeping of horses or ponies shall be located in such buildings or structures located at least 100 feet from all of the property lines of the owner or keeper.
 - 3. Not more than one pony or horse per acre shall be kept and all such property on which such ponies or horses are kept shall be fenced in a manner which will prevent any or all of them from straying closer than ten feet from any property line of the owner or keeper.

(Code 1969, § 18-12; Ord. of 4-1969)

Sec. 18-13. Conditional uses.

The following uses may also be permitted in all RS-16 zones subject to securing a use permit as provided in section 18-209:

- (a) Churches and other places of worship.
- (b) Colleges and schools (private, elementary and high) of a noncommercial nature.
- (c) Golf courses, country clubs, private clubs, including community buildings and similar recreational uses not owned and/or operated by a public agency (does not include golf driving ranges).
- (d) Institutional homes and institutions of an educational or philanthropic nature, except those of a correctional nature or for mental cases.
- (e) Certified massage therapists in the RS-16, RS-12.5 and RS-10 zones only, subject to the same restrictions applicable to home occupations as set forth in section 18-173, and who further comply with the application, investigation and training requirements of sections 22-5, 22-6, and 22-7, and the sanitation and hygiene requirements applicable to health clubs as set forth in sections 22-10 and 22-11.

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- (f) Nursery and kindergarten schools (private).
 - (g) Public buildings and uses.
 - (h) Public parks, playgrounds and other recreational uses.
 - (i) Public utilities and services, including the following: Electric utility substations with non-rotating equipment; water and sewage pumping stations; above-ground transmission lines not exceeding 33 KV; telephone exchanges (but excluding service and service storage yards); provided that utilities shall be housed in a structure in keeping with the character of the neighborhood in which it is located.
 - (j) Transitional parking. Where the side or rear yard of any lot or parcel of land located in a C-1, C-1A, or C-2 abuts land in any residential zone, automobile parking required in connection with the particular use of such commercial land may, upon the granting of a use permit pursuant to article 21 of this chapter, be permitted as a transitional parking use on that such land zoned for residential use, provided, however, that such transitional parking:
 - 1. Shall not extend more than 200 feet into any such abutting residential zone;
 - 2. Shall not extend into the required front yard setbacks or properties on adjacent streets;
 - 3. Shall not extend beyond the front and side yard setbacks of the residentially zoned lot or lots on which it is located;
 - 4. Shall not provide more than 40 percent of the parking space required by the commercial use for the benefit of which said transitional parking lot is requested, and shall conform with the provisions of article 16 of this chapter, except as otherwise expressly provided;
 - 5. Shall not provide any ingress and egress across adjacent residentially zoned property.
 - (k) Family day homes serving five through 12 children, exclusive of the provider's own children and any children who reside in the home.

(Code 1969, § 18-13; Ord. of 10-20-1980; Ord. of 7-6-1981; Ord. of 11-8-1994; Ord. of 2-28-2000; Ord. No. 001-2021, 2-22-2021)

Sec. 18-14. Transitional uses.

No transitional uses are permitted in the RS-16 zone.

(Code 1969, § 18-14)

Sec. 18-15. Area requirements.

The following area requirements shall apply in the RS-16 zone:

- A. *Lot area.* All lots other than in approved subdivisions shall have a minimum area of 16,000 square feet.
- B. *Lot width.* All lots shall provide a minimum width of 50 feet at the street right-of-way line, 65 feet at the front building line and 90 feet at the lot midline.
- C. *Front yard.* The building line shall not be less than 60 feet measured from the centerline of the street, when fronting upon a street of less than 50 feet in width and not less than 35 feet measured from the street line fronting upon a street of 50 feet or more in width. In case of a through lot, the building line on any street shall be determined in the aforesaid manner, or as hereinafter required.

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- D. *Side yard.* Side yards shall be a minimum of 15 feet each in width. Buildings other than dwellings and their accessory buildings shall have a side yard on each side of the building of not less than 30 feet in width. A corner lot shall have a side yard along its street side at least 25 feet in width.
 - E. *Rear yard.* The rear yard shall be a minimum of 35 feet in depth. Decks may encroach into a rear yard, provided that no deck may cause the reduction of any rear yard to less than 25 feet in depth.
 - F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, sport courts, tennis courts, patios and terraces. Decks, as regulated in section 18-169, may not cover more than five percent of the total area of a lot.

(Code 1969, § 18-15; Ord. of 6-6-1988; Ord. of 4-17-1989; Ord. of 8-19-1991; Ord. of 10-7-2002)

Sec. 18-16. Height limit.

Maximum height of buildings in the RS-16 zone shall be 2½ stories, but shall not exceed 35 feet.

(Code 1969, § 18-16)

Sec. 18-17. Fences.

- (a) Any fence from the rear lot line to and including the front line of the building shall be no more than six feet high, except that on a corner lot the fence along the side yard fronting on a street shall be not more than four feet high, and the fence along the rear line, from the front of the adjacent house to its street line shall not exceed four feet in height. Any fence located between the front of the house and the front property line shall be not more than four feet high.
- (b) Any fence or screen constructed in any residential zone shall have the finished side facing the street or adjacent or abutting properties. The use of barbed wire is not permitted in any residential zone.

(Code 1969, § 18-17; Ord. of 8-30-1976)

Sec. 18-18. Accessory building and private parking area requirement.

Regulations for accessory buildings and private parking are specified in article 17 of this chapter.

(Code 1969, § 18-18)

Sec. 18-19. Off-street parking areas.

Regulations for off-street parking areas are specified in article 16 of this chapter.

(Code 1969, § 18-19)

Sec. 18-20. Nameplate and signs.

- (a) Regulations for nameplates and signs are specified in article 19 of this chapter.
- (b) General regulations. For general regulations, see article 4 of this chapter.
- (c) Supplemental regulations. For supplemental regulations, see article 18 of this chapter.

(Code 1969, § 18-20)
