

Sec. 4.7. - "RSF" Residential, Single Family.

4.7.1 *Districts and intent.* The "RSF" Residential, Single Family category includes three zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single-family areas of very low to moderate density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development within the designated urban development area as defined within the county's comprehensive plan. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.

4.7.2 *Permitted principal uses and structures.*

1. Single-family dwellings.
2. Public parks and recreational areas.
3. Homes of six or fewer residents which otherwise meet the definition of "community residential facility." (See section 4.2.)
4. Public elementary and middle schools. (See sections 4.2 and 14.13.)
5. Churches and other houses of worship.
6. Existing mobile homes.

4.7.3 *Permitted accessory uses and structures.*

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of single-family residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages.
 - b. Private swimming pools.
 - c. Non-commercial greenhouses and plant nurseries.
 - d. On-site signs. (See section 4.2.)

4.7.4 *Prohibited uses and structures.* Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one-ton capacity, storage of building materials (except in connection with active construction activities on the premises), new mobile homes except as permitted in section 4.2 and article 14, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.

2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Bed and breakfast inns.
9. Conference centers.
10. Duplexes (in RSF-2 on one acre).
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses.

([Ord. No. 2017-01, § 1, 2-16-17](#))

4.7.6 *Minimum lot requirements (area, width).*

1. *Single-family dwellings.*

RSF-1	Minimum lot area: 1 acre
	Minimum lot width: 125 ft.
RSF-2	Minimum lot area: 20,000 sq. ft.
	Minimum lot width: 100 ft.
RSF-3	Minimum lot area: 10,000 sq. ft.
	Minimum lot width; 85 ft.
Note:	RSF-3 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.

2. *Other permitted uses and structures.* None, except as needed to meet all other requirements herein set out.

4.7.7 *Minimum yard requirements (depth of front and back yard, width of side yards).*

(See section 4.2 for right-of-way setback requirements.)

1. *Single-family dwellings.*

RSF-1	Front: 25 ft.
	Side: 10 ft. for each side yard
	Rear: 15 ft.
RSF-2	Front: 25 ft.
	Side: 10 ft. for each side yard
	Rear: 15 ft.
RSF-3	Front: 25 ft.
	Side: 10 ft. for each side yard
	Rear: 15 ft.

2. *Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted uses unless otherwise specified.*

Front: 35 feet.

Side: 25 feet for each side yard.

Rear: 35 feet.

Special provisions. A minimum 35-foot natural buffer shall be required from wetlands, and 50 feet from perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.7.8 *Maximum height of structures.* No portion shall exceed:

(See also section 4.2 for exceptions.)

35 feet.

4.7.9 *Maximum lot coverage by all buildings.*

1. *Single-family dwellings and duplexes, including their accessory buildings.* 40 percent
2. *Other permitted buildings in connection with permitted uses, including their accessory buildings.* 35 percent.

Note. In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.7.10 *Minimum landscaped buffering requirements.*

(See also section 4.2.)

1. *Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools).*

Where a use listed under 1. above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than ten feet in width along the affected rear and/or side yards as the case may be.

2. *All other permitted uses (unless otherwise specified).* None, except as necessary to meet other requirements set out herein.

4.7.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *Each residential dwelling unit.* Two spaces for each dwelling unit.
2. *Elementary and junior high schools.* Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
3. *Senior high school.* Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
4. *Churches or other houses of worship.* One space for each six permanent seats in the main auditorium.
5. *Public buildings and facilities (unless otherwise specified).* One space for each 200 square feet of floor area.
6. *Private clubs and lodges.* One space for each 300 square feet of floor area.
7. *Child care centers.* One space for each 300 sq. ft. of floor area devoted to child care activities.
8. *Commercial greenhouses and plant nurseries.* One space for each 150 square feet of non-storage floor area.
9. *For other special exceptions as specified herein.* To be determined by findings in the particular case.