

## SECTION 415 RS DISTRICT

### RS DISTRICT (Residential and Services) Permitted Uses:

Where no Zoning/Density District has been combined, then all provisions of Density District 3 shall prevail. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses and structures permitted in any more restrictive Zoning District. Where the lot is contiguous to a less restrictive Zoning District, requirement for securing an Administrative Review is waived (unless otherwise provided for).
- B. Offering of personal services within enclosed buildings (such as, but not limited to beauty and barber, massage, photography, group instruction, tailoring and small appliance repair). Such operations shall not include the offering of materials or equipment for sale. Small appliance repair not to include small gas engines. Subject to Administrative Review with Comment Period.
- C. Hospitals, clinics, sanitariums and nursing homes for the care of humans on a minimum one-half (½) acre parcel excluding road right-of-way.
- D. Offices in which only professional, administrative, clerical or sales services are conducted.
- E. Private clubs and lodges operated solely for the benefit of bona fide members, including outdoor recreation or assembly facilities on two (2) acres or less. Subject to Administrative Review with Comment period.
- F. Nursery schools on minimum one-half (½) acre parcel.
- G. Revival tents and similar temporary operations.
- H. Educational institutions (privately funded) as defined in Section 301 (Definitions) (provided they offer a curriculum of general instruction comparable to similar publicly funded educational institutions).
- I. Landscaping to be developed as provided in Section 547 (Landscaping). Areas disturbed by development must be mitigated through re-vegetation or inorganic ground covers.