

ARTICLE 11

(RS) Suburban Residential

SECTION 3.11.000 Purpose

The Suburban Residential classification is intended to provide for a primarily single-family suburban environment within which certain limited agricultural pursuits may be carried on. It is intended to be applied in those areas which are within adopted Urban Unincorporated Areas and Urban Growth Boundaries, yet have limited urban services.

SECTION 3.11.050 Permitted Uses

In the RS zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. A single-family dwelling.
2. Duplex, provided a minimum lot or parcel size of 30,000 square feet is maintained.
3. Buildings accessory to a single-family dwelling such as garages, storerooms, woodsheds, laundry, playhouses, greenhouses, hobby shop, animal or fowl shelter, or similar and related uses provided the structure does not exceed 2,000 square feet in size and that there shall not be more than four buildings allowed as accessory to any dwelling.
4. Farm use and/or animals, subject to conditions and limitations provided herein:
 - a. The total number of cows, horses, sheep or goats allowed on a property shall be limited to the area of the property divided by the total minimum area required for each animal listed below:
 - (1) One horse or cow per acre; or
 - (2) One goat or sheep per half acre.
 - b. A minimum of five hundred square feet of property area shall be required for each chicken, other fowl or rabbit kept on the property.
 - c. The number of colonies of bees allowed on a property shall be limited to one colony for each ten thousand square feet of lot area and shall be located no closer than 50 feet from any property line.
 - d. The raising of swine is not permitted in the RS zone.
 - e. Animal runs or barns, and fowl pens shall be located no closer than fifty feet from any property line, or natural or other drainage channel.

- f. Animals and fowl shall be properly caged or housed, and proper sanitation shall be maintained.
 - g. The growing of industrial hemp or agricultural hemp seed is not permitted in the RS zone.
- 5. Limited Home Occupation.
 - 6. Bed and Breakfast.

SECTION 3.11.075 Uses Permitted With Standards

In the RS zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Items 3, 4 and 5 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use).

Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted.

If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1 and the necessary fee (current CUP fee less the Owner Consent application fee) shall be required in order to proceed with the Administrative review.

- 1. Zero lot line residential developments, subject to provisions of Article 31.
- 2. Manufactured Dwelling Parks subject to the density of the RS zone and the provisions of Article 51.
- 3. Privately operated kindergartens or day nurseries.
- 4. Residential Facility.
- 5. Buildings accessory to a single-family dwelling in excess of 2,000 square feet.

SECTION 3.11.100 Buildings and Uses Permitted Conditionally

In the RS zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter:

- 1. Park, playground or golf course.

2. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to schools, libraries, fire stations, granges, community halls, pumping stations, and substations.
 - a. Churches shall maintain setbacks from side and rear property lines of at least 20 feet. Alleys contiguous to or within the property may be included in the requested setback.
3. Nursery for the growing, sale and display of trees, shrubs and flowers.

SECTION 3.11.150 Property Development Standards

1. **Area:**
 - a. Minimum property size is one acre or larger when determined for proper sewage disposal by the appropriate sanitary authority in areas not served by a community water supply system or a community sanitary sewer system.
 - b. In areas served by community water supply system or by community sanitary sewer system, or both, lots or parcels may have a minimum area of 15,000 square feet.
 - c. Minimum average width shall be 100 feet.
2. **Coverage:** Not over 40 percent of the property shall be covered by all buildings located thereon.
3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: No structure other than a fence not to exceed four (4) feet in height or sign shall be located closer than 15 feet from the front property line.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior properties and 10 feet from exterior side property lines for corner building sites.
 - c. Rear Yard: No structure other than a fence or sign shall be located closer than 5 feet from the rear property line.
 - d. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.
4. **Height:** Maximum height for all structures shall be 35 feet, except hospitals, public buildings or churches which may be increased in height to 45 feet.

5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs shall not be illuminated or capable of movement.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.