

DIVISION 2. - "RS-10" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 34-5-10. - Purpose.

The purpose of the "RS-10", single-family residential district, is to provide areas for single-family residential uses of a suburban character. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences. The "RS-10" district is considered consistent with and designed to implement the provisions of the Comprehensive Plan for land designated as low-density residential on the city's land use plan map. This district may also be used in areas designated as medium-density residential on the city's land use plan map.

Although RS-10 is predominantly a residential district, this zone also accommodates recreational, religious, educational, and other community uses as the basic elements of a balanced neighborhood.

(Sec. 5.2.1)

Sec. 34-5-11. - Permitted uses.

Buildings or structures may be erected, altered or used for the following.

(a) Residential uses including the following:

(1) Single-family dwellings.

(b) Additional uses determined to be similar and consistent with those listed above. In each case the development administrator shall consider the "unlisted" use's compatibility in the proposed location. He also may determine the use to be "not permitted" but suitable for conditional use consideration.

(c) Elementary and secondary schools without residential facilities.

(Sec. 5.2.2)

Sec. 34-5-12. - Accessory uses and structures.

Uses and structures customarily accessory to a permitted use may be allowed within the "RS-10" district. A communication antenna may be allowed based on the criteria in section 34-7-18.

(Sec. 5.2.3)

Sec. 34-5-13. - Conditional uses.

The following uses may be allowed within the "RS-10" district subject to the criteria established in section 34-13-4 et seq.:

- (a) Child care centers.
- (b) Public administration including the following:
 - (1) Executive, legislative and other general government support.
 - (2) Police protection.
 - (3) Fire protection.
 - (4) Other justice, public order and safety activities.
- (c) Religious organizations.
- (d) Residential care facilities including the following:
 - (1) Community-integrated living arrangements.
- (e) Arts, entertainment and recreation including the following:
 - (1) Golf courses and country clubs.
 - (2) Parks and playgrounds.
- (f) Utility uses including the following:
 - (1) Minor public and private utilities, including substations, lift stations, water towers and similar uses.

(Sec. 5.2.4)

Sec. 34-5-14. - Planned development procedure.

Developments may be approved based on the planned development procedures in section 34-6-30 et seq.

(Sec. 5.2.5)

Sec. 34-5-15. - Off-street parking and loading requirements.

Off-street parking and loading requirements are specified in article IX.

(Sec 5.2.6)

Sec. 34-5-16. - RS-10 dimensional regulations.

(a)	Minimum lot size:	10,000 square feet
(b)	Minimum lot width:	80 feet
(c)	Minimum lot depth:	100 feet

(d)	Minimum front yard:	25 feet
(e)	Minimum side yard:	10 feet
(f)	Minimum rear yard:	25 feet
(g)	Maximum building height:	35 feet
(h)	Maximum density:	4.3 dwelling units per acre
(i)	Maximum building coverage:	25 percent
(j)	Minimum district size:	5 acres

(Sec. 5.2.7; Ord. No. 08-16, § 1, 8-18-08)

Secs. 34-5-17—34-5-19. - Reserved.