

## CHAPTER 4

### RS-1, RS-2 AND RS-3 RESIDENTIAL SINGLE FAMILY

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#### SECTION 400 GENERAL DESCRIPTION

##### Description

The principal use of land is for single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency is encouraged by providing for adequate light, air and open space for dwelling and related facilities and through consideration of the proper functional relationship of each element.

#### SECTION 410 PERMITTED PRINCIPAL USES

##### Included Uses

Principal uses permitted in the RS-1, RS-2 and RS-3 Residential Single Family districts are as follows:

- (a) Detached single family dwellings.
- (b) General purpose farm or garden, but not the raising of livestock or poultry.
- (c) Temporary buildings used specifically for construction purposes only, (not for living purposes) which shall be removed upon completion or abandonment of construction work.
- (d) Foster home.
- (e) Neighborhood group home subject to the provisions of Section 209.
- (f) Public park or playground.

- (g) Fire Stations.

#### Use Condition

A single-family detached dwelling and Foster home shall:

1. Be affixed to a permanent foundation as defined herein;
2. Utilize customary residential exterior finishing materials as defined herein;
3. Have a core area of living space at least 20 feet by 20 feet in size exclusive of an attached garage; and
4. Meet all other City Codes and Ordinances.

#### SECTION 420 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Single Family districts are permitted in such districts. In addition, the following uses are permitted as accessory uses:

- (a) Fallout and/or storm shelter.
- (b) Home occupation, subject to the provisions of Section 208.
- (c) Signs subject to the provisions of Chapter 18.
- (d) Family day care home, subject to the provisions of Section 210.
- (e) Mausoleum in existing or approved Cemeteries.

#### SECTION 430 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as Special Exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Municipal use, public building or public utility which holds the right of eminent domain.
- (b) Public library.
- (c) Private recreational clubs and recreational areas operated by membership organizations for the benefit of their members and not for gain or profit.
- (d) Community group home subject to the provisions of Section 211.
- (e) Children's Day nursery.
- (f) Adult Day Care.

- (g) Care Home.
- (h) Children's Home (i.e. orphanage).
- (i) Accessory buildings in accordance with Section 240.2(e).
- (j) Miniature golf courses.

**SECTION 440 USES PERMITTED BY SPECIFIC USE PERMIT**

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Cemetery, not including animal cemeteries.
- (b) Church.
- (c) Golf course and driving ranges.
- (d) Public school or school offering general educational courses, the same as ordinarily given in a public school and having no rooms regularly used for housing or sleeping.

**SECTION 450 MINIMUM YARD REQUIREMENTS**

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to the appropriate distance shown below:

<u>District</u>	<u>Arterial Streets</u>	<u>Non-Arterial Streets</u>
RS-1	35 feet	35 feet
RS-2	35 feet	25 feet
RS-3	35 feet	25 feet

- (1) When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:
  - (1) For dwellings located on an interior lot, there shall be a minimum side yard as follows:

RS-1:	10 feet
RS-2:	5 feet
RS-3:	5 feet

- (2) For unattached buildings accessory to residential uses on an interior lot there shall be a minimum side yard of 5 feet
- (3) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner: measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to the appropriate distance shown below:

<u>District</u>	<u>Arterial Streets</u>	<u>Non-Arterial Streets</u>
RS -1	35 feet	20 feet
RS-2	20 feet	15 feet
RS-3	20 feet	15 feet

The interior side yard requirements shall be 1) for dwellings and accessory buildings, the same as in (1) and (2) above; and 2) for all other principal or accessory building, the same as in (4) below.

- (4) For all other principal or accessory buildings on an interior lot there shall be a minimum setback as follows:

RS-1:	25 feet
RS-2:	20 feet
RS-3:	15 feet

- (c) Rear yard - There shall be a rear yard for principal buildings of not less than the following:

RS-1:	25 feet
RS-2:	20 feet
RS-3:	15 feet

Unattached buildings of accessory uses may be located in the rear yard, but shall be setback at least ten (10) feet from the rear property line or outside any utility easement, whichever is greater.

#### SECTION 460 MINIMUM LOT AREA

- (a) For each dwelling and buildings accessory thereto, there shall be a lot area of not less than:

RS-1:	11,400 square feet
RS-2:	6,600 square feet
RS-3:	5,000 square feet

- (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this ordinance, that lot may be used for any of the uses, except churches, permitted by this section.

- (c) For churches and main accessory buildings, other than a dwelling and buildings accessory

to the dwelling, the lot area shall be adequate to provide the minimum yards required by this section and the off-street parking areas required in Chapter 17.

- (d) There shall be no more than one (1) dwelling unit and one (1) use per lot in the Single Family Residential districts.

#### SECTION 470 MINIMUM LOT WIDTH AND FRONTAGE

- (a) For dwellings there shall be a minimum lot width at the front building line of the following:

RS-1:	85 feet
RS-2:	60 feet
RS-3:	50 feet

- (b) For uses other than dwellings, the lot width shall be adequate to provide the setbacks required in the Residential Single Family districts.

- (c) All lots shall abut on a street for a distance of not less than the following:

RS-1:	45 feet
RS-2:	35 feet
RS-3:	30 feet

#### SECTION 480 MAXIMUM HEIGHT OF STRUCTURE

No structures shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

