

CHAPTER 3.3 LOW DENSITY (RS-6) ZONE

Section 3.3.10 - PURPOSE

This is the primary zone that implements the Low Density Residential Comprehensive Plan designation, which allows from two to six dwelling units per acre. The RS-6 Zone is intended to accommodate a broad range of lot sizes and varied housing types within the established density range. This variety is consistent with Comprehensive Plan policies that support comprehensive neighborhoods and affordable housing.

The RS-6 Zone also permits smaller lots than generally allowed in the RS-3.5 and RS-5 zones, and encourages greater efficiencies in the provision of streets, utilities, and usable green area. The RS-6 Zone shall be applied to all lands zoned RS-6 as of the adoption of this Code, as well as all future Low Density Residential lands. Additionally, the RS-6 Zone applies to single-family residential areas that are unplatted, greater than 1 acre in size, and that were zoned RS-5 at the time of adoption of this Code.

Section 3.3.20 - PERMITTED USES

3.3.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types
 - (a) Family
 - (b) Group Residential (12 or fewer persons)
 - (c) Group Residential/Group Care (12 or fewer persons)
 - (d) Residential Care Facilities (12 or fewer persons)
2. Residential Building Types
 - (a) Single Detached
 - (b) Single Detached (Zero Lot Line)
 - (c) Single Attached (Zero Lot Line, 2 units)
 - (d) Attached (Townhouse, 3-5 units)
 - (e) Duplex
 - (f) Multi-Dwelling (Triplex and Fourplex only)

3. Civic Use Types
 - (a) Community Recreation
 - (b) Postal Services - Customer
 - (c) Public Safety Services
- b. Accessory Uses Permitted Outright**
1. Accessory Dwelling Units subject to provisions in section 4.9.40 of Chapter 4.9 - Additional Provisions
 2. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures, subject to the standards in Chapter 4.9
 3. Essential Services
 4. Day Care, Family, as defined in Chapter 1.6
 5. Home Business, as defined in Chapter 1.6
 6. Horticulture (personal use)
 7. Model Dwelling Units
 8. Other development customarily incidental to the primary uses in accordance with Chapter 4.3 - Accessory Development Regulations
 9. Sports and Recreation (personal use)
 10. Tree, Row, and Field Crops (personal use)

3.3.20.02 - Special Development

- a. Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.
1. Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures, subject to the standards in Chapter 4.9 - Additional Provisions
 2. Day Care, Commercial Facility, as defined in Chapter 1.6

3. Cultural Exhibits and Library Services
4. Freestanding wireless telecommunication facilities, subject to the standards in Chapter 4.9
5. Funeral and Interment Services (interring and cemeteries only)
6. Group Residential (more than 12 persons)
7. Group Residential/Group Care (more than 12 persons)
8. Lodges, Fraternal and Civic Assembly
9. Major Services and Utilities
10. Minor Utilities subject to standards in Chapter 4.9
11. Participant Sports and Recreation (Indoor and Outdoor)
12. Religious Assembly
13. Residential Care Facilities (more than 12 persons)
14. Schools

3.3.20.03 - General Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.
 1. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 20 ft. over the height of the structure or 40 ft. in height, whichever is less, in accordance with section 4.9.50 of Chapter 4.9 - Additional Provisions. Note: Flagpoles are subject to height requirements in section 4.7.70.b of Chapter 4.7 - Sign Regulations.

**Table 3.3-1
Section 3.3.30 - RS-6 DEVELOPMENT STANDARDS**

	Standard
a. Minimum Density	2 units per acre for existing platted lots as of December 31, 2000; however, all new residential subdivisions and planned developments in this zone shall achieve a minimum density of 4 dwelling units per acre
b. Maximum Density	6 units per acre
c. Minimum Lot Area	Developments greater than 5 acres in size in this zone shall provide a minimum of 10 percent of the residential lots within the range of 2,500 - 3,500 sq. ft. Remaining lots within the development shall achieve the minimum lot sizes listed below:
1. Single Detached	3,500 sq. ft.
2. Single Attached	2,500 sq. ft.
3. Duplex	5,000 sq. ft.
4. Triplex	7,500 sq. ft.
5. Fourplex	10,000 sq. ft.
d. Minimum Lot Width	
1. Single Detached with alley access to garage	40 ft.
2. Single Detached with street access to garage	50 ft.
3. Single Attached	25 ft.
4. Duplex	50 ft.
5. Triplex	75 ft.
6. Fourplex	100 ft.

<p>e.</p> <p>Setbacks**</p> <p>1. Front yard</p> <p>2. Rear yard</p> <p>3. Side yard</p> <p>(a) Single Detached</p> <p>(b) Single Attached and Zero Lot Line Detached</p> <p>(c) Duplex, Triplex and Fourplex</p> <p>4. Corner lot</p>		<p>10 ft. minimum; 25 ft. maximum (unenclosed porches may encroach into front yards, provided that a minimum front yard of 5 ft. is maintained)</p> <p>5 ft. minimum and each lot must have a minimum 15 ft. usable yard either on the side or rear of the dwelling</p> <p>5 ft. minimum each side yard 0 ft. one side; 8 ft. minimum on opposite side¹</p> <p>10 ft. minimum each side (interior attached townhouses exempt from interior side yard setbacks)</p> <p>10 ft. minimum on side abutting the street, vision clearance areas in accordance with section 4.1.40.c</p>
<p>f.</p> <p>Minimum Garage/Carport Setbacks</p> <p>1. Garage/carport entrance parallel to street</p> <p>2. Garage/carport entrance sideways/perpendicular to street</p>		<p>19 ft.</p> <p>10 ft.</p> <p>Setbacks from alleys in accordance with section 4.0.60.j Garages/carports are also subject to the provisions in Chapter 4.10 - Pedestrian Oriented Design Standards</p>
<p>g.</p> <p>Setbacks from Properties Zoned Agricultural-Open Space (AG-OS)</p>		<p>When residential development is proposed next to AG-OS land, a minimum 50-ft.-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to AG-OS is 100 ft. It is the applicant's responsibility to provide the buffer.</p>
<p>h.</p> <p>Maximum Structure Height</p>		<p>30 ft., not to exceed a solar envelope approved under chapters 2.18 or 4.6</p>
<p>i.</p> <p>Maximum Lot Coverage²</p>		<p>60 percent of lot area maximum; interior attached townhouses exempt from this provision</p>
<p>j.</p> <p>Off-Street Parking</p>		<p>See Chapter 4.1</p>

**Outdoor components associated with heat pumps and similar equipment for residential structures shall not be placed within any required setback area. When located outside a setback area, but within 5 - 10 ft.

of a property line, such equipment shall be screened on all sides with a solid fence or wall at least 1 ft. higher than the equipment. When located outside a setback area, but greater than 10 ft. from a property line, such equipment requires no screening. Equipment screening requirements for nonresidential structures shall be in accordance with Chapter 4.2.

Section 3.3.40 - GREEN AREA REQUIREMENTS

- a. A minimum of 40 percent of the gross lot area (or a minimum of 20 percent for center-unit townhouses on interior lots) shall be retained and improved or maintained as permanent green area (landscaping, unprotected preservation areas, and/or pedestrian amenities such as sidewalks, plazas, multi-use paths, patios, decks, etc.). A minimum of 15 percent of the gross lot area (or a minimum of 10 percent for center-unit townhouses on interior lots) shall consist of vegetation (landscaping or naturally preserved vegetation).
- b. Landscaping within the required green area shall be permanently maintained in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent green areas.
- c. Within the required green area for single-family dwellings (attached and detached) and duplexes, a private outdoor space equal to at least 10 percent of the total lot area per dwelling unit shall be designed to be viewable and accessed by the interior space via doors and windows. Within the required green area for multi-dwellings, a private outdoor space equal to at least 48 sq. ft. per dwelling unit shall be designed to be viewable and accessed by the interior space via doors and windows. These private outdoor space requirements may be met by providing private side or rear yard areas, patios, and/or balconies for dwelling units.

Section 3.3.50 - MIX OF HOUSING TYPES

A mix of permitted housing types is encouraged in the RS-6 Zone and shall be required for larger development projects in the zone. To promote such a mix, developments greater than 5 acres in size shall comply with the variety of housing types requirements outlined in Chapter 4.9 - Additional Provisions.

Section 3.3.60 - COMPLIANCE WITH PEDESTRIAN ORIENTED DESIGN STANDARDS OF CHAPTER 4.10.

3.3.60.01 - Required Compliance

The pedestrian oriented design standards of Chapter 4.10 shall apply to the following types of development in the RS-3.5 Zone:

- a. All new buildings or structures for which a valid permit application has been

submitted after December 31, 2000;

- b. Developments subject to Conditional Development and/or Planned Development approval, as required by a condition(s) of approval(s); and
- c. Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in 4.10.70.01, provided that:
 - 1. The expansion adds floor area of more than 3,000 sq. ft.; or
 - 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.

3.3.60.02 - Exceptions to Compliance

Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with the design standards of Chapter 4.10 provided that:

- a. The expansion adds floor area of 500 sq. ft. or less; or
- b. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.

Section 3.3.70 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.