

**CHAPTER 1107**  
**RS-5 Low-Density, Single-Family Residential District**

<b>1107.01</b>	<b>Purpose.</b>	<b>1107.05</b>	<b>Accessory uses permitted.</b>
<b>1107.02</b>	<b>Principal uses permitted.</b>	<b>1107.06</b>	<b>General provisions.</b>
<b>1107.03</b>	<b>Provisional uses permitted.</b>	<b>1107.07</b>	<b>Special provisions.</b>
<b>1107.04</b>	<b>Conditional uses permitted.</b>		

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**1107.01 PURPOSE.**

The purpose of this district is to provide for single-family residential development consistent with the single-family residential character of lower density residential development in the city. Development within this district is expected to have a neighborhood orientation; therefore, parks, schools, religious institutions and neighborhood commercial facilities are expected to be located in close proximity to residential development. Compatibility of development in this district should be encouraged, and related non-residential uses and structures should be planned and designed to be in character with the scale and pattern of the residential development.

**1107.02 PRINCIPAL USES PERMITTED.**

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

**1107.03 PROVISIONAL USES PERMITTED.**

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.

**1107.04 CONDITIONAL USES PERMITTED.**

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.

- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Daycare center, subject to the requirements of Chapter 1135.
- (g) Community center, subject to the requirements of Chapter 1135.  
(Ord. 09-93; 09-94. Passed 4-14-09.)

**1107.05 ACCESSORY USES PERMITTED.**

The accessory uses as regulated in the RR-1 district shall be permitted.  
(Ord. 02-177. Passed 4-16-02.)

**1107.06 GENERAL PROVISIONS.**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

**1107.07 SPECIAL PROVISIONS.**

If a tract of land 10 acres or greater in area is being subdivided or resubdivided into lots, it may be developed with a minimum average lot size of 8,400 square feet; minimum lot sizes of 7,200 square feet; and minimum lot widths of 60 feet. For the purpose of meeting the average lot size requirement, lots with more area than 10,000 square feet shall be calculated as having 10,000 square feet.