

## DIVISION 2. - RESIDENTIAL SINGLE-FAMILY (RS-1, -2, -3, -4, -5) ZONING DISTRICT

## Sec. 34-264. - Purpose.

The purpose of the RS residential single-family districts is to provide for areas of the town which shall be exclusively used for single-family detached homes, and, further, that all the amenities and quality of life normally associated with single-family use are protected and enhanced in these districts. Further purposes of these districts include preserving the character of the existing neighborhoods and the enhancement of property values.

(Ord. No. 207, § 4.11, 8-8-1979; Ord. No. 421, 2-19-1992; Ord. No. 466, 12-14-1994; Ord. No. 485, 9-4-1996)

## Sec. 34-265. - Uses permitted.

Permitted uses in the RS residential single-family districts are:

- (1) Single-family detached dwellings.
- (2) Group homes (see article IV, division 11 of this chapter).
- (3) Public safety facilities such as fire and/or police stations.

(Ord. No. 207, § 4.12, 8-8-1979; Ord. No. 421, 2-19-1992; Ord. No. 466, 12-14-1994; Ord. No. 485, 9-4-1996)

## Sec. 34-266. - Accessory uses.

Accessory uses in the RS residential single-family districts are:

- (1) Private nurseries and greenhouses.
- (2) Private garages.
- (3) Private swimming pools.
- (4) Other accessory uses customarily incident to permitted or approved special exception uses, not involving the conduct of business.
- (5) Limited home occupations (see article IV, division 10 of this chapter).

(Ord. No. 207, § 4.13, 8-8-1979; Ord. No. 393, 5-16-1990; Ord. No. 421, 2-19-1992; Ord. No. 466, 12-14-1994; Ord. No. 485, 9-4-1996)

## Sec. 34-267. - Special exception uses.

Special exception uses in the RS residential single-family districts are:

- (1) Public and private utility structures.

- (2) Churches, synagogues, and other houses of worship.
- (3) Planned unit development—residential only (single-family detached). (See article V of this chapter.)
- (4) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.14, 8-8-1979; Ord. No. 421, 2-19-1992; Ord. No. 466, 12-14-1994; Ord. No. 485, 9-4-1996)

Sec. 34-268. - Site plan review requirements.

A site plan review is required of all uses other than individual single-family detached dwellings, which shall be subject to review only by the town planning and zoning department.

	RS-1 Sea View Ridge (Apollo Dr.) (Diana Ln.) Ocean View Ridge (Sunset Way) (Starlight Ln.) (Sunrise Way) (Olympus Dr. & South And East) Tomkus Subdivision (N. & S. Lyra Cir.)	RS-2 First Addition (N. & S. Juno Ln.) (Jupiter Ln.) (Zenith Ln.)	RS-3 Malbo Subdivision (Mars Way)	RS-4 Juno Heights (Neptune Rd.)	RS-5 New Palm Beach Height (Cocoanut Ave.)
Minimum lot area	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	5,500 sq. ft.	6,500 sq. ft.
Minimum lot width	75 ft.	75 ft.	75 ft.	75 ft.	65 ft.
Minimum lot depth	100 ft.	90 ft.	80 ft.	90 ft.	100 ft.
Maximum density	4 units/acre	4 units/acre	5 units/acre	5 units/acre	5 units/acre
Minimum front setback	25 ft. <sup>(A), (B), (C)</sup>	15 ft. <sup>(A), (B), (C)</sup>	20 ft. <sup>(A), (B), (C)</sup>	20 ft. <sup>(A), (B), (C)</sup>	25 ft. <sup>(A), (C)</sup>
Minimum side setback	10 ft. <sup>(A)</sup>	15 ft. total, 5 ft. per side <sup>(A)</sup>	15 ft. total, 5 ft. per side <sup>(A)</sup>	15 ft. total, 5 ft. per side <sup>(A)</sup>	7.5 ft. <sup>(A)</sup>
Minimum rear setback	10 ft. <sup>(B)</sup>	10 ft. <sup>(B)</sup>	10 ft. <sup>(B)</sup>	10 ft. <sup>(B)</sup>	12 ft.
Maximum height	2 stories, 30 ft. <sup>(D)</sup>	2 stories, 30 ft. <sup>(D)</sup>	2 stories, 30 ft. <sup>(D)</sup>	2 stories, 30 ft. <sup>(D)</sup>	2 stories, 30 ft. <sup>(D)</sup>
Maximum tower height	None, but must be in proportion with rest of building	None, but must be in proportion with rest of building	None, but must be in proportion with rest of building	None, but must be in proportion with rest of building	None, but must be in proportion with rest of building

Maximum tower area	225 sq. ft.	225 sq. ft.	225 sq. ft.	225 sq. ft.	225 sq. ft.
Maximum coverage	35%	35%	35%	35%	35%
Minimum ocean setback	50 ft. west of CCCL	50 ft. west of CCCL	50 ft. west of CCCL	50 ft. west of CCCL	50 ft. west of CCCL
Minimum living area (habitable space)					
1-bedroom	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
2-bedroom	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
3-bedroom	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.
Maximum building dimension	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Minimum landscaping requirement	25%	25%	25%	25%	25%
Minimum parking requirements	2 spaces/unit (C)	2 spaces/unit (C)	2 spaces/unit (C)	2 spaces/unit (C)	2 spaces/unit (C)
Loading	N/A	N/A	N/A	N/A	N/A
High-rise setback	N/A	N/A	N/A	N/A	N/A
Minimum accessory structure setback	5 ft. (E)	5 ft. (E)	5 ft. (E)	5 ft. (E)	5 ft. (E)
Accessory structure maximum height	12 ft.*	12 ft.*	12 ft.*	12 ft.*	12 ft.**
Accessory structure maximum building dimension	12 ft.** (F)	12 ft.** (F)	12 ft.** (F)	12 ft.** (F)	12 ft.** (F)

**NOTES:**

\* Screened pool enclosures are included.

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(A) Corner lots: section 34-899 is modified for the RS districts as follows: One street side: minimum 20-foot setback<sup>\*\*\*</sup>; Other street side: min. required front yard setback (see table above).

\*\*\* In the RS-2 district (first addition subdivision): A minimum 15-foot setback shall be required on both street sides when such corner lot abuts Zenith Lane.

\*\*\* Yard facing U.S. Highway 1 and/or Ocean Drive shall be set back a minimum of 20 feet.

\*\*\* In the RS-5 district: a minimum 15 foot setback.

(B) Through lots: section 34-900 is modified for the RS districts as follows: Those through lots which have frontage on both U.S. Highway 1 and a local residential street shall have the principal building setback the required front yard setback on both frontages. However, accessory structures in yards

facing U.S. Highway 1 may be set back according to the accessory structure setback requirements for a side and rear yard. Those lots in the RS-2 district (first addition subdivision) which front on both North Juno Lane and Diana Lane shall have the front yard setback requirement apply to the North Juno Lane frontage, while the frontage facing Diana Lane shall be treated and regulated as a rear yard.

(C) A minimum 19-foot-long driveway or parking area is required in front of a garage or carport for stacking depth.

(D) Building height is the vertical distance measured from finished grade to the highest exterior point of the building roof, exclusive of chimneys, aerials, and other similar appurtenances. See Finished Grade.

(E) If accessory structure is in the front yard, the front yard setback shall apply. However, see note (B) for exception.

(F) If accessory structure is set back a minimum of ten feet from the side or rear property line, then section 34-873 shall apply and there shall be no maximum building dimension requirement.

(Ord. No. 207, § 4.15, 8-8-1979; Ord. No. 371, 7-19-1989; Ord. No. 421, 2-19-1992; Ord. No. 466, 12-14-1994; Ord. No. 485, 9-4-1996; Ord. No. 689, § 6, 1-25-2017)

Secs. 34-269—34-284. - Reserved.