

SECTION 18 - RG-15 GENERAL RESIDENTIAL DISTRICT (1,500 sq. ft.)

The intent of this district is to provide a high density ratio of population in specific locations particularly designed to accommodate the population with adequate facilities and supporting uses all in accordance with an economical growth pattern in the County.

18.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the General Residential District (RG-15):

- 18.1.1 Multiple family dwellings.
- 18.1.2 Publicly-owned and operated parks, playgrounds, fire stations, community centers, libraries, and auditoriums.
- 18.1.3 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 18.1.4 Religious facilities, including residences for teachers and religious leaders.

18.2 PERMITTED SPECIAL USES

The following special uses are permitted in the General Residential District (RG-15) with the issuance of a special use permit:

- 18.2.1 Hospitals, sanitariums, rest homes, nursing homes, convalescent homes and other similar institutions, or charitable institutions.
- 18.2.2 Private schools, and Universities and colleges.
- 18.2.3 Radio, television and communication towers and transmitters.
- 18.2.4 Single family and two family dwellings as part of a planned district in conformance with Section 28.
- 18.2.5 In-Home Child Care Facility
- 18.2.6 Wind Energy Generation Systems
- 18.2.7 Home Occupations I (Major).

18.3 ACCESSORY USES

The following accessory uses are permitted in the General Residential District (RG-15):

- 18.3.1 Buildings and uses customarily incidental to the permitted uses.
- 18.3.2 Home Occupations II (Minor).

18.4 **HEIGHT AND LOT REQUIREMENTS**

18.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	Lot Area	Lot Width	Front	Side Yard	Street Side	Rear	Maximum Height
Dwelling Single Family**	5,000 sq ft	60'	25'	7'	15'	25'	35'
Dwelling, Two Family **	10,000 sq ft	90'	25'	10'	25'	25'	35'
Dwelling, Multi-Family	10,000 sq ft*	100'	25'	(***)	25'	25'	-----
Other Permitted Use	-----	70'	25'	25'	25'	25'	45'

* Plus 1,500 sq. ft. per family unit.

** By Special Use Permit.

*** For multi-family units the side yard shall be 10 feet if it is a 3-story structure, and 2 feet additional side yard on each side shall be provided for each story in excess of 3 stories.