

District Intent:

The "RS2", Residential, Single-Family zoning district is intended to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Section 3.9(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Section 3.9(A), (B) and (C) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).

3.9 Residential: Single-Family 2 (RS2)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwelling, single-family

Park Uses

- nature preserve / conservation area

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B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*

- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex
- golf course
- park / playground

C

3.9 Residential: Single-Family 2 (RS2)



C. Lot Standards

Maximum Gross Density

- 3.5 Dwelling Units per Acre

Minimum Lot Area

- 10,000 sq. ft.

Minimum Lot Width

- 65 feet

Minimum Lot Frontage

- 35 feet

Maximum Lot Coverage

- 35%

Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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