

CHAPTER 8

RESIDENTIAL ZONES

ARTICLE B. RESIDENTIAL ZONE R-1-12

SECTION:

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10-8B-1: **PURPOSE:** The R-1-12 residential zone is established to provide medium density residential neighborhoods, for the encouragement and promotion of an environment for family life by providing an area for single-family detached dwellings on individual lots. Certain intensive or nonresidential uses that can be made compatible with residential development are also anticipated and provided for. (10-16-2001)

10-8B-2: **PERMITTED USES:**

Secondary dwelling.

Single-family dwelling, twelve thousand (12,000) square foot lot minimum. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)

10-8B-3: **CONDITIONAL USES:**

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled. (10-16-2001; amd. 11-8-2001; Ord. 2007-03, 3-6-2007)

10-8B-4: **AREA AND FRONTAGE REGULATIONS:**

- A. Lot Size: Minimum lot size for a single-family dwelling shall be twelve thousand (12,000) square feet. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)
- B. Lot Width: Minimum lot width, as measured at the front setback line, shall be ninety feet (90'). (10-16-2001)

10-8B-5: **YARD REGULATIONS:**

- A. Front Yard: Minimum front yard setback for all buildings shall be thirty feet (30').
- B. Side Yard: Minimum side yard for all main buildings shall be ten feet (10') with a combined total width for both side yards of not less than twenty feet (20').
- C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.
- D. Rear Yard: Minimum rear yard setback for all main buildings shall be thirty feet (30'). (10-16-2001; amd. 2006 Code)

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Accessory Buildings: All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than three feet (3') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). Accessory buildings shall have a maximum height of eighteen feet (18') to the midpoint between the peak of the roof and the eave. Structures over eighteen feet (18') in height at the midpoint shall have an additional three feet (3') setback from all property lines for every additional one foot (1') in height. The maximum height of an accessory building shall be thirty five feet (35') at the peak of the roofline. The height shall be considered to be the vertical distance measured from the finished grade at the front or main entrance of the building to the highest point of the roof, or corresponding midpoint. No accessory building is allowed to have an apartment in the structure.

Accessory Buildings On Lots Over 1Acre: Accessory buildings may be located adjacent to the main building provided that the lot is at least 150' wide. The architectural style of the accessory building shall match that of the main building with the height of the accessory building being equal to or less than that of the main building. A detached accessory building shall have at least a 10' separation from the closest point of the main building. All standard setbacks must be met for the zone in which the building is located. The accessory building shall not be located closer to the street than the main building.

10-8B-6

10-8B-8

10-8B-6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty five feet (35'). (10-16-2001)

10-8B-7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (10-16-2001)

10-8B-8: **SIGNS:** See chapter 16 of this title. (10-16-2001)

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