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CHAPTER 4

RESIDENCE ZONES

ARTICLE A. RESIDENCE R ZONE

SECTION:

9-4A-1: Uses Permitted

9-4A-2: Site and Structure Requirements

9-4A-3: Performance Standards

9-4A-1: USES PERMITTED: The following uses shall be permitted in the Residence R Zone:

Accessory buildings (Ord. 71-9, 7-12-71; amd 1985 Code)

Automobile parking space to be provided as required in Chapter 1 of this title.

Churches, Home occupations as defined.

One-family dwelling. (Ord. 69-1, 2-10-69)

Publicly-owned buildings and lands.

Signs: One on each lot not exceeding six (6) square feet in area pertaining to the lease or sale of the building or premises on which the sign is located.

Temporary buildings and uses for construction purposes for a period not to exceed one year.

Truck gardening and other horticultural uses, where no building is involved and not operated for profit.

9-4A-2: SITE AND STRUCTURE REQUIREMENTS:

A. Building Height: No building or structure, nor the enlargement of any building or structure, shall be hereafter erected or maintained in the Residence R Zone to exceed two and one-half (2 1/2) stories, nor shall it exceed thirty five feet (35') in height.

B. Areas: No Building or structure, nor the enlargement of any building or structure in the Residence R Zone shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

C. Yards a Front Yard: Each lot upon which a dwelling is constructed shall have a front yard of not less than twenty feet (20'). Where lots comprising forty percent (40%) or more of the frontage between two (2) intersecting streets are developed with buildings having front yards with a variation of not more than fifteen feet (15') in depth, the average of such front yards shall establish the minimum front yard depth

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for the entire frontage. In no case shall a front yard of more than twenty feet (20') be required.

b. Side Yard:

(1) Interior Lots: On interior lots, there shall be a side yard on each side of a main building having a width of not less than five feet (5'). (Ord 06-13,8/14/06)

(2) Corner Lots: On corner lots, the side yard requirements shall be the same as for interior lots, except that there shall be maintained a side yard of not less than ten feet (10') on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

(3) Reversed Corner Lots: On a reversed corner lot, there shall be maintained a setback from the side street of not less than fifty percent (50%) of the front yard required on the lots in the rear of such corner lots, but such setback need not exceed twenty feet (20'). No accessory building on a reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than three feet (3') to the side lot line of an adjacent lot.

c. Rear Yard: There shall be a rear yard having an average depth of not less than thirty feet (30').

2. Lot Coverage: Not more than fifty (50%) percent of the area of a lot may be covered by main buildings, structures or accessory buildings.

3. Lot Area: Every dwelling erected or structurally altered shall be on a lot having an area of not less than six thousand (6,000) square feet and a width at the established building line of not less than fifty feet (50'); provided however, that a single lot having less area and width, the title to which has been recorded before the enactment of this Article, may be improved with a single-family dwelling, provided all yards and open spaces are within seventy five percent (75%) of those required herein; and provided further, the total lot area is not less than five thousand (5,000) square feet. (Ord. 69-1, 2-10-69)

4. Accessory Buildings:

a. Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yards; provided no

buildings are closer to the lot lines than three feet (3') and provided further, that on a corner lot, accessory buildings shall not encroach upon the front or side yards adjacent to the abutting streets.

b. Accessory buildings shall include within its definition garages, and any garage size may be used, provided that the floor dimensions do not exceed nine hundred sixty (960) square feet and a maximum height of seventeen feet (17') from the finished floor.(Ord.06-13,8/14/06)

c. All newly constructed garages or additions to existing garages shall have the roof line conform with the main building's roof line.

d. The total area of accessory building and main building shall not exceed fifty percent (50%) of the lot size area.(Ord.06-13,8/14/06)

C. Size of Dwelling:

1. Every one story dwelling erected in any Residence R Zone shall have a total ground floor area of not less than one thousand three hundred fifty (1,350) square feet easured from the outside of the exterior walls, but excluding porches, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes; except, that roo.ms intended for such purposes which are "roughed in" and are to be completed within a reasonable time may be considered in computing such ground floor areas.

2. Every dwelling of more than one story erected in any Residence R Zone shall have a total floor area, measured from the outside of the exterior walls, of not less than one thousand six hundred eight (1,680) square feet, including utility rooms but excluding cellars, basements, open porches, garages and other spaces that are not used frequently or during extended periods of time for living, eating or sleeping purposes; except, that rooms intended for such purposes which are "roughed in" and are to be completed within a reasonable time may be considered in computing such ground floor area.

9-4A-3: PERFORMANCE STANDARDS: Buildings, premises and uses permitted in this District are subject to the applicable performance standards in Section 9-3-5 of this Code. (Ord. 69-1, 2-10-69; amd. 1985 Code)