

## **CHAPTER 16.1      R-1-7 RESIDENTIAL ZONE**

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### **Section 16.1.1              Objectives and Characteristics**

The objective in establishing the R-1-7 Residential Zone is to provide appropriate locations within the City for development with a higher amount of residential density. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1-11 and R-1-9 Zones. Representative of the uses within the R-1-7 Zone are one and two-family dwellings and related community facilities. However, commercial uses are prohibited in this zone. In order to accomplish the objectives and purposes of this Title, and to promote the characteristics of this Zone the following regulations shall apply in the R-1-7 Zone:

### **Section 16.1.2              Permitted Uses**

The following uses shall be permitted in the R-1-7 Residential Zone:

A. One-family dwellings and related accessory buildings and uses. Accessory uses and buildings include garages, personal greenhouses less than one thousand (1,000) square feet and carports.

(2013-03, Sub-section Replaced, eff. 5/8/13)

B. Customary household pets, including but not limited to cats, dogs and canaries. This does not including the breeding of dogs and cats or other pets for sale or other use. Notwithstanding the foregoing, no more than three cats or three dogs are permitted at one time at any single family residence.

C. Temporary buildings and yards for the storage of materials and equipment incidental to the construction of dwellings and other permitted uses provided that a permit for such temporary buildings shall not be effective for more than one year.

D. Attached two-family dwellings. Attached two-family dwellings must meet the following:  
1. Have a separate kitchen and bathroom facilities for each dwelling unit.

2. Have adequate off-street parking for each dwelling unit.
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Both dwelling units are under one ownership.
7. Each dwelling unit will have its own address.
8. Each dwelling unit will meet emergency and fire code access standards.
9. A hard surface driveway (concrete, asphalt, or brick) must be installed for both dwellings before the Certificate of Occupancy is approved.

(2010-12, Sub-section Replaced, eff. 6/2/2010)

E. Detached two-family dwellings. Detached two-family dwellings must meet the following:

1. Have a separate kitchen and bathroom facilities for each dwelling unit.
2. Have adequate off-street parking for each dwelling unit.
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Both dwelling units are under one ownership.
7. Each dwelling unit will have its own address.
8. Each dwelling unit will meet emergency and fire code access standards.
9. A hard surface driveway (concrete, asphalt, or brick) must be installed for both dwellings before the Certificate of Occupancy is approved.
10. One of the two units must be occupied by the owner or a person related to the owner by blood, marriage or adoption.
11. The living area square footage of one of the dwellings cannot be more than 70% of the living area square footage of the second dwelling.
12. Detached garages may contain a dwelling unit above or below the garage if the dwelling unit meets requirements 1-11 of this section.

(2010-12, Sub-section Added, eff. 6/2/2010)

F. Home Occupations

(2010-21, Sub-section Added, eff. 7/28/2010)

G. Residential Facilities for Elderly Persons

(2012-11, Section Added, eff. 4/11/2012)

### **Section 16.1.3            Conditional Uses**

- A. Public buildings, primary and secondary schools, churches, but not temporary revival tents or buildings.

(2011-01, Sub-section Amended, eff. 2/16/2011)

B. Planned Unit Developments.

C. Cottage Industries.

(2010-21, Sub-section Amended, eff. 7/28/2010)

D. Child day care centers and foster family care homes.

E. Rest Homes/Nursing/Convalescent Facilities

(2012-11, Section Added, eff. 4/11/2012)

F. Greenhouse, Personal: greater than one thousand (1,000) square feet

(2013-02, Section Added, eff. 5/8/2013)

#### **Section 16.1.4 Area Requirements**

A. A minimum lot or parcel size of 7,000 square feet shall be provided for one-family dwellings.

B. A minimum lot or parcel size of 10,000 square feet shall be provided for attached two-family dwellings such as a duplex or twin home.

C. A minimum lot or parcel size of 22,000 square feet shall be provided for detached two-family dwellings.

(2010-12, Section Replaced, eff. 6/2/2010)

#### **Section 16.1.5 Width and Frontage Requirements**

The minimum width and frontage of any building site in the R-1-7 zone shall be 70 feet. A minimum width and frontage of 100 feet shall be required for attached two-family dwellings. A minimum width and frontage of 110 feet shall be required for all detached two-family dwellings.

(2010-12, Section Replaced, eff. 6/2/2010, 2012-13 Section Replaced, eff. 5/9/12)

#### **Section 16.1.6 Location Requirements**

A. Front Setback. All buildings and structures shall be set back at least 30 feet from the front lot line or projected street right-of-way.

B. Side Setback. All dwellings shall be set back from the side property lines a distance of at least ten 10 feet. The minimum side setback for accessory buildings shall be the same as for main

buildings, except that a three foot side setback shall be required for accessory buildings which are located more than 100 feet from the front lot line and at least twelve feet to the rear of any dwelling. On corner lots, the side setback from any street shall not be less than 30 feet for both main and accessory buildings.

C. Rear Setback. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least 30 feet. Accessory buildings on interior lots shall be set back not less than 10 feet from the rear property line, except that a 2 foot rear setback shall be permitted for accessory buildings meeting fire resistive requirements of the building code. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least 30 feet, except that for dwellings having an attached garage or carport, the setback shall not be less than 20 feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than 3 feet.

D. Size of Dwelling. The ground floor area of all dwellings shall be not less than 900 square feet except as may be approved in a large scale development.

#### **Section 16.1.7            Supplementary Requirements**

See Chapter 16.13, Supplementary Requirements in Zones.