

CHAPTER 16.11 R-1-22 RESIDENTIAL ZONE

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Section 16.11.1 Objective and Characteristics

The objective in establishing the R-1-22 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by medium to large size lots on which single-family dwellings are situated, surrounded by well-kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. In order to accomplish the objectives and purposes of this Chapter and to promote the characteristics of this zone, the following regulations shall apply in the R-1-22 Residential Zone.

Section 16.11.2 Permitted Uses

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.

(2013-02, Sub-section Amended, eff. 5/8/2013)

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. Home Occupations.

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

E. The keeping of animals and fowl in numbers according to the following point system on lots/parcels that are at least one acre in size:

1. Animals may total 50 points per ½ acre.

2. Animals shall be worth the following points each:
- Rabbits, hens (females), pigeons, pheasants, and other similar birds; 2 points.
 - Geese, ducks, peafowl, turkey and other similar birds; 10 points.
 - Sheep, llamas, calves, foals, and other similar sized animals; 25 points.
 - Horses, cattle, and other similar sized animals; 40 points.
 - For the purpose of this point system, an animal and one offspring shall be considered to be one animal until six months after the birth of the offspring.

(2017-15, Section Added, eff. 1/24/2018)

F. Hens (females) of any chicken species may be kept. However, roosters (males) are prohibited. Rabbits are also allowed.

- Chickens and rabbits must be kept on the owner's property at all times and are not allowed to run or roam free onto neighboring properties.
- Coops and rabbit pens shall not be located within the front yard, and shall be located at least twenty-five (25) feet from any neighboring dwellings, and shall be located at least twenty (20) feet from the edge of any open waterway that drains into a natural stream. Surface drainage from coops shall not be permitted to drain into a waterway that drains into a natural stream.
- Up to three (3) chickens or rabbits may be kept on a detached single-family home lot which contains at least 5,000 square feet. One (1) additional chicken or rabbit may be kept for each 1,000 square feet of lot area above the 5,000 square foot minimum, for a maximum of eight (8) chickens or rabbits permitted on each lot.
- The premises upon which chickens or rabbits are kept shall be maintained in a clean, sanitary, and reasonably odor-free condition.
- Definitions. 1. "Coop" means a cage, pen, enclosure, or building for the sheltering of chickens.

(2017-15, Section Added, eff. 1/24/2018)

Section 16.11.3 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. Residential Facilities for Elderly Persons

(2012-11, Sub-section Added, eff. 4/11/2012)

E. Rest Homes/Nursing/Convalescent Facilities

(2012-11, Sub-section Added, eff. 4/11/2012)

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

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

Section 16.11.4 Area Requirements

The minimum area for lots for one-family dwellings shall be one-half acre (21,780 square feet), except for dwellings which are located within an approved large-scale development.

Section 16.11.5 Width and Frontage Requirements

The minimum width and frontage for a lot for a one-family dwelling shall be 115 feet.

(2012-13, Section Amended, eff. 5/9/12)

Section 16.11.6 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 Setbacks. All dwellings shall be set back from the side property line a distance of at least 12 feet, and the total distance of the 2 side setbacks shall be at least 28 feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a 3-foot side setback shall be required for accessory buildings which are located more than 100 feet from the front lot line and at least 12 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.

Section 16.11.7 Size of Dwellings

The ground floor area of all dwellings shall be not less than 1,400 square feet except as may be approved in a large-scale development.

Section 16.11.8 Supplementary Requirements

See Chapter 16.13 Supplementary Requirements in Zones.