Section 4.122. Residential Zone.

(.01) **Purpose:** The purpose of this zone is to provide for standards and a simplified review process for small-scale urban low and medium density residential development. Developments in the ‘R’ zone are not intended to be Planned Developments.

(.02) **Residential Densities:** Residential densities shall be determined using Table 1 of this section based on the Comprehensive Plan Map Density Range District.

<table>
<thead>
<tr>
<th>Comprehensive Plan Map Density Range District*</th>
<th>Max Density Per Acre</th>
<th>Min. Density per Acre</th>
</tr>
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<tbody>
<tr>
<td>2-3</td>
<td>3</td>
<td>2.4</td>
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<tr>
<td>4-5</td>
<td>5</td>
<td>4</td>
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<td>6-7</td>
<td>7.5</td>
<td>6</td>
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<tr>
<td>10-12</td>
<td>12</td>
<td>9.6</td>
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</tbody>
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*All dwelling unit types, except accessory dwelling units, are included for calculating density.

[Amended by Ord. #841, effective 6/04/2020]

(.03) **Lot Size Qualifications:**

A. The owner or the owner's authorized agent shall not hold or cause to be held any interest in any adjacent property with the intent to avoid PDR regulations.

B. The lot or any part thereof shall not be an identified area of special concern as defined in the Comprehensive Plan.

C. The development area must be two (2) acres or less in size. Development of larger properties shall be reviewed through planned development procedures.

D. Not more than thirty percent (30%) of the lot shall be covered by buildings.

(.04) **Principal Uses Permitted:**

A. Single-Family Dwelling Units.

B. Duplexes. [Amended by Ord. #825, 10/15/18]

C. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]

D. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-
commercial nature. Any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot in a residential or RA-H zone.

E. Manufactured homes. [Note: Section 4.115 Standards Applying to Manufactured Housing in All Zones Where Manufactured Housing is Permitted deleted per by Ord. 538, 2/21/02.]

(.05) Accessory Uses Permitted to Single Family and Detached Dwelling Units:  
A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, including accessory dwelling units subject to the standards of Subsection 4.113 (.10), located on the same lot therewith. [Amended by Ord. #825, 10/15/18]

B. Home occupations.

C. A private garage or parking area.

D. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]

E. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.

F. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main buildings, at least one-half (1/2) of the side yard setback. In no case shall a setback less than three (3) feet be permitted unless a Reduced Setback Agreement has been approved and properly recorded, as provided in Section 4.113.

G. Livestock and farm animals shall be permitted subject to the provisions of Section 4.162.

(.06) Accessory Uses Permitted for Duplexes and Attached Multiple-Family Dwelling Units: [Amended by Ord. #825, 10/15/18]

A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.

B. Home occupations.

C. A private garage or parking area.

D. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.
E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main building, at least one-half (1/2) of the side yard setback is required.

F. Livestock and farm animals shall be permitted, subject to the provisions of Section 4.162.

(.07) **Other Standards:**

A. Minimum lot width at building line: Sixty (60) feet.

B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive.

C. Minimum lot size: 5000 square feet.

D. Minimum lot depth: Seventy (70) feet.

E. Maximum building or structure height: Thirty-five (35) feet.

F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; thirty percent (30%) for all buildings.

G. Block and access standards:

1. Maximum block perimeter in new land divisions: 1,800 feet.

2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.

3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.122(.07) amended by Ord. 538, 2/21/02; Ord 682, 9/9/10.]