

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

The minimum dimensions of yards and setbacks, and the minimum lot frontage, area and distance between adjacent buildings and appurtenances thereto for each building, and the maximum height of structures, shall be as follows:

- (a) *R-1 Single-Family Residence District.* The purpose of this district is to provide for single-family residential development with typical minimum lot size of 7,500 square feet.
 - (1) *Front yard setback.* There shall be a setback line of not less than 35 feet from the front line of each lot, tract or parcel where the street or streets or highways upon which the same fronts is 50 feet or less in width, and upon streets or highways exceeding 50 feet in width there shall be a setback line of not less than 30 feet from the front line of the lot.
 - (2) *Side yard setbacks.* No residence (including attached or semi-attached garages and porches, enclosed or unenclosed) shall be located within five feet of either side of the lot, tract or parcel of land upon which it is erected; nor shall any residence, including the above enumerated appurtenances, occupy more than 80 percent of the width of the lot, tract, or parcel of land upon which it is erected, measured along the front set-back line. In addition, if the side yard abuts on a street or highway, no residence (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line. A minimum distance of ten feet shall be provided and maintained between the residence and any building located upon adjacent premises.
 - (3) *Rear yard.* There shall be a rear yard having a minimum depth of 15 feet. In addition, if the rear yard abuts on a street or highway, no structure (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line.
 - (4) *Lot frontage and area.* Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 35 feet, or in the alternative, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 7,500 square feet per dwelling. No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:
 - a. Does not create a through lot that has more than two street frontages.
 - b. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - c. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - d. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.
- (b) *R-2 Single-Family Residence District.* The purpose of this district is to provide for single-family residential development at a higher density where appropriate than R-1 including those uses which support and encourage residential neighborhoods.
 - (1) *Front yard setback.* There shall be a setback line of not less than 25 feet from the front line of each lot.
 - (2) *Side yard setbacks.* No residence (including attached or semi-attached garages and porches, enclosed or

unenclosed) shall be located within five feet of either side of the lot, tract or parcel of land upon which it is erected; nor shall any residence, including the above enumerated appurtenances, occupy more than 80 percent of the width of the lot, tract, or parcel of land upon which it is erected, measured along the front set-back line. In addition, if the side yard abuts on a street or highway, no residence (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line. A minimum distance of ten feet shall be provided and maintained between the residence and any building located upon adjacent premises.

- (3) *Rear yard.* There shall be a rear yard having a minimum depth of 15 feet. In addition, if the rear yard abuts on a street or highway, no structure (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line.
 - (4) *Lot frontage and area.* Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 35 feet, or in the alternative, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 6,000 square feet per dwelling. No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:
 - a. Does not create a through lot that has more than two street frontages.
 - b. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - c. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - d. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.
- (c) *Standards Applicable to all Single-Family Residence Districts.*
- (1) *Height.* The maximum height of dwellings shall be two and one-half stories, not exceeding 35 feet. The height of accessory uses and structures shall not exceed the height of the dwelling. The height of non-residential structures shall not exceed 35 feet, except that the maximum height may be increased by one foot for each additional foot that yards are increased on all sides above minimum requirements, up to a maximum height of 75 feet.
 - (2) *Lot coverage requirements.*
 - a. Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space.
 - b. Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55 percent of the lot area as green space plus an additional one percent of green space area for each 400 square feet of lot size over 15,000 square feet.
 - c. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.
 - (3) Street facing garage doors that either exceed 50 percent of the width of the street-facing facade or have a combined total width of 30 feet shall be setback a minimum two feet from the front facade of the house

and include windows or other architectural treatment. This standard does not apply to detached accessory structures.

(Ord. No. 1018, § 6, 11-1-2021)