

Sec. 5.500. (R1-7) SINGLE-FAMILY RESIDENTIAL DISTRICT.**Sec. 5.501. Purpose.**

This district is intended to promote and preserve urban single-family residential development. Lot size permits the highest density of population attainable in a single-family residential district. The principal land use is a single-family dwelling. Uses incidental or accessory to dwellings, recreations, religious and educational facilities are included.

Sec. 5.502. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.503. Approvals required. Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof. (Ord. No. 3225, § 1, 5-4-99) Sec. 5.504. Property development standards. The following property development standards shall apply to all land and buildings in the R1-7 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than seven thousand (7,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of seventy (70) feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front yard. Each lot shall have a front yard with a minimum depth of twenty (20) feet.
2. Side yard. Each lot shall have two (2) side yards with a minimum depth of five (5) feet, and an aggregate minimum depth of fourteen (14) feet.
3. Rear yard. Each lot shall have a rear yard with a minimum depth of twenty-five (25) feet or twenty-two (22) feet where the owner has dedicated a minimum of eight (8) feet for alley purposes.
4. Double frontage lot yards. A double frontage lot shall have a front yard with a minimum depth of twenty (20) feet, and a rear yard with a minimum depth of twenty-five (25) feet. The zoning administrator shall determine which yard is the front yard of a double frontage lot.
5. Corner lot yards. Corner lot yards shall conform to the requirements below:
 - A. A corner lot shall have a front yard with a minimum depth of twenty (20) feet on the shorter street frontage, and a yard with a minimum depth of five (5) feet on the longer street frontage. However, if a corner lot abuts a key lot or an alley adjacent to a key lot, the yard on the longer street frontage shall have a minimum depth of ten (10) feet.
 - B. No accessory building shall be located in the front yard or in the yard on the longer street frontage.

C. A private garage, whether attached or detached, with perpendicular access through the yard on the longer street frontage shall be located a minimum of twenty (20) feet from the right-of-way line.

6. All yards shall conform to article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet.

G. *Walls, fences and hedges.*

1. Front yards. Walls, fences and hedges with a maximum height of three (3) feet are allowed on the front property line or in the front yard. However, walls, fences and hedges with a maximum height of six (6) feet are allowed in the front yard if:

- A. Not more than forty (40) percent of the front yard set forth in E. above is enclosed, and
- B. A minimum setback of three (3) feet from the front property line is provided.

2. Side and rear yards. Walls, fences and hedges with a maximum height of eight (8) feet are allowed on the side or rear property line or in the side or rear yard.

3. Corner lot yards. Except as provided in article VII, walls, fences and hedges:

A. With a maximum height of three (3) feet are allowed in the front yard of a corner lot on the shorter street frontage.

B. With a maximum height of six (6) feet are allowed in the front yard of a corner lot on the shorter street frontage if:

- (1) Not more than forty (40) percent of the front yard set forth in E. above is enclosed, and
- (2) A minimum setback of three (3) feet from the front property line is provided.

C. With a maximum height of six (6) feet are allowed:

- (1) In the yard on the longer street frontage between the setback of the main building and the rear property line, or
- (2) On the property line on the longer street frontage between the setback of the main building and the rear property line.

4. The height of any wall, fence or hedge is measured from inside the enclosure.

H. *Main buildings and additions to main buildings.*

1. The main building and an addition to the main building may extend into the rear yard if:

- A. It is set back a minimum of fifteen (15) feet from the rear property line or twelve (12) feet where the owner has dedicated a minimum of eight (8) feet for alley purposes, and

- B. It does not occupy more than thirty (30) percent of the area of the rear yard as set forth in E. above.
- 2. A patio cover is allowed in the front yard if:
 - A. It is structurally integrated with compatible building materials to the main building's roof;
 - B. It is set back a minimum of ten (10) feet from the front property line;
 - C. It does not encompass more than twenty (20) percent of the front yard set forth in E. above; and
 - D. A minimum of fifty (50) percent of the roof structure is open and unobstructed to the sky.
 - 3. A carport attached to the main building is allowed in the front yard if:
 - A. It is structurally integrated with compatible building materials to the main building's roof;
 - B. It is set back a minimum of ten (10) feet from the front property line;
 - C. It does not encompass more than twenty (20) percent of the front yard set forth in E. above;
 - D. Access to the carport is parallel to the street; and
 - E. It is constructed so that a minimum of twenty-five (25) percent of the front side shall remain open.
 - 4. Regardless of the distance between buildings set forth in F. above, a carport attached to the main building is allowed in the side yard and on the side property line if:
 - A. It is structurally integrated with compatible building materials to the main building's roof;
 - B. It does not abut a carport, garage or similar structure on the adjacent lot; and
 - C. The owner adjacent to the proposed carport grants to the city a five (5) foot wide nonbuildable easement to be filed with the planning and development services department.
- I. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2557, § 1, 5-4-93; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3760, § 2, 11-6-07)