

Sec. 5.550. (R1-5) single-family residential district.**Sec. 5.551. Purpose.**

This district is intended to provide an urban single-family residential development. This district is the most intense single-family district and provides a patio home style of development. It should provide a transition between attached and multi-family residential areas and modest density single-family areas. Uses incidental or accessory to dwellings, recreational, religious and educational facilities are included.

(Ord. No. 2293, § 1, 5-15-90)

Sec. 5.552. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings, structures and premises 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. 2293, § 1, 5-15-90; 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. 5.553. Approvals required.

Development Review Board approval shall be obtained as outline in article I, section 1.900 hereof, prior to development of any municipal use, or any use requiring a conditional use permit, or for any common recreation facilities, guard houses, perimeter walls or common area landscaping.

(Ord. No. 2293, § 1, 5-15-90; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.554. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-5 district:

A. *Lot area.*

1. Each lot shall have a minimum area of not less than four thousand seven hundred (4,700) square feet.

B. *Lot dimensions.*

1. Low width. All lots shall have a minimum width of forty-five (45) feet. All corner lots at the intersection of two (2) streets shall have a minimum width of fifty-five (55) feet.
2. Lot depth. All lots shall have a minimum depth of eight-five (85) 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.

- a. There shall be a front yard which provides the following setbacks:

1. Fifteen (15) feet from the property line to the main building.

- b. Where lots have double frontage on two (2) streets the required yard where access

is not provided shall be:

1. Fifteen (15) feet from the property line where the street is a local residential street; or
2. Twenty-five (25) feet from the property line where the street is a collector, arterial, parkway, expressway or freeway classification.

These requirements do not apply to fences and walls, pools and accessory buildings.

c. Where the lot is located at the intersection of two (2) or more streets there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than ten (10) feet in depth from property line to the main building.

2. Side Yards.

- a. There shall be a side yard on each side of a building of zero (0) feet or five (5) feet or more.
- b. There shall be an aggregate side yard width of ten (10) feet.
- c. If there is to be a side yard setback of zero (0) feet, all side yards for lots within the residential block where the zero (0) side yards occur shall be clearly identified on the recorded subdivision plat.

3. Rear Yard. There shall be a rear yard of:

- a. Fifteen (15) feet where the rear yard abuts R1-5, R-4, R-4R, R-3, R-5, commercial, office, industrial or open space districts; or
- b. Twenty-five (25) feet where the rear year abuts other R1 (single-family) districts.

4. Other requirements and exceptions as specified in article VII.

F. *Garage setbacks.*

1. The garage or carport shall be set back from the back of street improvements according to the following table:

TABLE INSET:

Angle of the face of the garage from parallel to the street	Minimum setback
0° (parallel) to 29°	20'
30° to 44°	17'
45° to 59°	14'
60° +	10'

In no case shall the garage or carport face be closer to the property line than ten (10) feet.

2. The sides and rear walls of a garage or carport shall conform to the standard main building yard requirements.

G. *Distance between buildings.*

1. There shall not be less than eight (8) feet between an accessory building and main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than ten (10) feet.

H. *Buildings, walls, fences and landscaping.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard except as provided in article VII, subsection E.1.b. above and subsection 2 below. The height of the wall or fence is measured from inside of the enclosure.

2. In the front yard walls and fences a maximum of six (6) feet in height are allowed provided:

- a. The yard enclosed by such wall or fence shall not include more than thirty-three (33)

percent of the area between the front property line and the front setback line.

b. The wall or fence shall be set back three (3) feet from the front property line.

c. The provisions of section 7.104 shall apply on corner lots.

3. In the required front yard patio covers are allowed when in conjunction with the enclosure of the front yard (as provided in section 5.554.H.2) subject to the following requirements:

a. The area encompassed by the patio cover shall not include more than twenty (20) percent of the area between the front property line and the front setback line.

b. The patio cover shall be set back a minimum of ten (10) feet from the front property line.

c. The patio cover shall be structurally integrated with similar or compatible building materials to the roof system of the main building.

d. The patio cover shall be constructed so that a minimum of fifty (50) percent of the roof structure is open and unobstructed to the sky.

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. 2293, § 1, 5-15-90; Ord. No. 2509, § 1, 6-1-93)

Sec. 5.555. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2293, § 1, 5-15-90)

Sec. 5.556. Signs.

The provisions of article VIII shall apply.

(Ord. No. 2293, § 1, 5-15-90)