

Sec. 15-1-54. R1-7 Zone, Single-Family Residential (seven thousand square feet)

- (A) *Purpose.* This district is intended to promote and preserve medium density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.
- (B) *Permitted uses.*
- (1) One single-family dwelling.
 - (2) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
 - (3) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - (4) Publicly owned and operated schools, parks and recreation areas and centers.
 - (5) Home occupations.
 - (6) Manufactured Housing not less than twenty (20) feet wide with axles and tongue removed, placed on a permanent foundation and anchored according to applicable codes.
- (C) *Conditional uses.*
- (1) One additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit.
 - (2) Churches and similar places of worship.
 - (3) Public utility buildings, structures, or appurtenances thereto for public service use.
 - (4) Temporary home and land sales offices provided they are located within the same subdivisions as the land and homes that are offered for sale.

- (5) Private schools.
 - (6) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
 - (7) Bed and breakfast.
 - (8) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (D) *Property development standards.*
- (1) Minimum lot area: Seven thousand (7,000) square feet.
 - (2) Minimum average lot width: Fifty (50) feet.
 - (3) Minimum lot frontage: Thirty (30) feet.
 - (4) Maximum lot coverage: Forty (40) percent.
 - (5) Minimum front yard: Twenty (20) feet.
 - (6) Minimum side yard: One side yard of five (5) feet and One side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet. Subdivisions that received final plat approval prior to January 7, 2003 may utilize side yard setbacks of either five (5) feet and twelve (12) feet or eight (8) feet and eight (8) feet except where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.
 - (7) Minimum rear yard: Fifteen (15) feet.
 - (8) Minimum dwelling size: Exclusive of patios, porches, and garages, eight hundred fifty (850) square feet.
 - (9) Maximum building height: Not to exceed thirty-five (35) feet.
 - (10) Minimum off-street parking requirements: Two (2) parking stalls.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and loading.* The provisions of section 15-1-46 shall apply.

(H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03)

Note—See the editor's notes following § 15-1-47.