CHAPTER 11

SINGLE-FAMILY RESIDENTIAL ZONES

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11-11-010 Purpose.

The purpose of this zone is to provide areas in the City for low to medium density single-family residential development. Four (4) zoning districts are provided for this purpose: R (Residential); LR (Large Residential); S (Suburban); and LS (Large Suburban). These zones are distinguished primarily by differences in lot size, and setback standards, and development option standards.

11-11-020 Permitted Uses.

The following are permitted uses in all single-family residential zones. No other permitted uses are allowed, except as provided by Section 11-4-105(6).

(a) Agriculture;
(b) Class "A" animals;
(c) Class "B" animals (except in the R zone);
(d) Home occupations complying with the Home Occupation Chapter of this Title, except as specified in Section 11-11-030 below;
(e) Signs complying with Title 12;
(f) Single-family residential dwellings; and
(g) Uses customarily accessory to a listed permitted use.

11-11-030 Conditional Uses.

The following are conditional uses in all single-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6).

(a) Dwelling, Accessory (except in the R zone);
(b) Dwelling, Secondary (except in the R zone);
(c) Home occupations as identified in Section 11-35-104 of this Title;
(d) Private school or hospital;
(e) Public uses;
(f) Public utility installations (except lines and rights-of-ways)
(g) Quasi-public uses;
(h) Residential facilities for the elderly; and
(i) Residential facilities for the disabled.

11-11-040 Development Options.

Subdivisions within the single-family residential zones may be developed as a non-Conservation Subdivision in accordance with the standards set forth in this Chapter. Alternatively, subdivisions within the single-family residential zones may be developed as a Conservation Subdivision in accordance with the provisions of Chapter 12 of this Title providing innovative and flexible design opportunities.

11-11-050 Minimum Lot Area, Width, and Setback Standards.

(a) The following shall be the minimum lot areas, widths, and main building setbacks for Conventional Layout subdivision development in single-family residential zones:

Zone	Lot Area in s.f.		Lot Width		Front	Side	Side Corner	Rear
		Alternative Lot size	Interior	Corner				
R	16,000	8,000	75'	85'	25'	8' min., total 18'	20'	30'
LR	20,000	10,000	85'	95'	25'	10' min., total 22'	20'	30'
S	30,000	15,000	95'	100'	25'	10' min., total 22'	20'	30'
LS	40,000	12,000*	100'	110'	30'	10' min., total 24'	25'	30'

* The total number of lots in the subdivision shall not exceed the total number of lots allowed as per the Yield Plan process set forth in Chapter 12 of this Title.

(b) Alternative Lot Size.

(1) The alternative lot size is limited to subdivisions whereby the City approves a transfer of development right as set forth in Chapter 28 of this Title; or obtains improved or unimproved land in fee title, or easement, for public purposes–such as parks, trails, detention basins, etc. The value of

which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process.

(2) The alternative lot size is not available for subdivision consisting of 10 acres or more, or for subdivisions located in the Conservation Subdivision Overlay zone.

(c) In zones allowing Class "B" animals, twenty thousand (20,000) square feet shall be required for two (2) sheep or goats or for one (1) horse or cow.

11-11-060 Accessory Buildings and Structures.

(a) Accessory buildings, except those listed in Subsection (b), shall be located to the rear of the dwelling, shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen (15) feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

(b) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten (10) feet from any side or rear property line and one hundred (100) feet from any public street or from any dwelling on an adjacent property.

(c) A detached garage, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-11-050, and the rear setback is specified in Section 11-11-060(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.

(d) On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

11-11-070 Building Height.

(a) Main buildings:

(1) Main buildings shall not exceed twenty-seven (27) feet in height;

(2) No dwelling or structure shall contain less than one story.

(b) Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.

11-11-080 Nonconforming Subdivisions.

Lots in subdivisions approved and recorded prior to May 14, 1986, which were located in R-1-4 zones which have subsequently been rezoned to R-1-8, may be approved for construction of new single-family homes with the minimum side yard setbacks established for the R-1-4 zone. These minimum setbacks were five (5) feet on each side of the home. Front and rear yard setbacks shall comply with the current zoning. Subdivisions in which this provision may be applied include Oakridge Country Club Estates III, Woodridge Village 1 & 2, Fairway Fields, and Aegean Village A & B.

The four thousand (4,000) square foot minimum lot size, twin-home use, and the minimum setbacks as were approved and recorded in Woodridge Village 1 and 2 shall be allowed in the adjacent 2.63 acres, preliminarily approved as the Farmington Court Subdivision by the Planning Commission on March 20, 1984, and by the City Council on March 21, 1984, as a conditional use, to allow reasonable use of the land and conformity with, the use of the street that will serve the property.

11-11-090 Parking Restrictions.

Minimum parking required by this Title shall not be located within the minimum required front or side yard setback adjacent to a public or private street in any single-family residential zone.

11-11-100 Site Development.

Site development on single-family residential lots shall conform to Section 11-7-105 of this Title.

Chapter 11 Recodified, 4/1/92, Ord. 92-08
11-11-102 and 11-11-103 Amended, 12/8/93, Ord. 93-44
11-11-106 Amended, 3/2/94, Ord. 94-12
11-11-105 Amended, 7/6/94, Ord. 94-30
11-11-107 Amended, 11/1/95, Ord. 95-45

11-11-104 Amended, 11/11/96, Ord. 96-43
Chapter 11 Amended, 11/20/96, Ord. 96-42
Chapter 11 Amended, 4/21/99, Ord. 99-20
11-11-070(a) Amended, 4/19/00, Ord. 2000-15
11-11-030(b) Enacted, 1/24/02, Ord. 2002-14
11-11-060 & 11-11-070 Amended, 4/6/05, Ord. 2005-11
11-11-030 Amended 4/19/06, Ord. 2006-28
11-11-030 Amended 9/18/07, Ord. 2007-43
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11-11-060 Amended 3/18/08, Ord. 2008-19
11-11-030 & 11-11-060 Amended 03/04/14, Ord. 2014-07
11-11-040, 11-11-050, Amended 10/7/14, Ord 2014-33