Article XI.
R-850-F Residential District Regulations

Sec. 1. Use regulations.

In the R-850-F Residential District, no land shall be used and no buildings shall be erected for or converted to any use other than:

(a) Single-family detached dwellings in compliance with all of the provisions and area regulations of this district.

(b) Accessory building:

  (1) Garage, detached.

  (2) Carport.

  (3) Other accessory buildings as defined herein.

(c) Church.

(d) Construction field office.

(e) Farming.

(f) Gardening.

(g) Home occupation.

(h) Public building.

(i) Rental rooms in a single-family dwelling, maximum of two individual renters or tenants.

(j) Servants' quarters.

(k) School, parochial when on the same lot as the church of the sponsoring religious agency.

(l) Antenna, commercial, subject to the supplemental regulations of article XXII-E.

(m) Antenna, freestanding, subject to the supplemental regulations of article XXII-E.

(n) Antenna, mounted, subject to the supplemental regulations of article XXII-E.

(o) Rainwater harvesting system, subject to the regulations in Chapter 6 of the Code of Ordinances.

(Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3809, § 9, 2-28-11)

Sec. 2. Building regulations.

(a) *Minimum size.* The minimum area of the principal building shall be 850 square feet, exclusive of garages, breezeways and servants' quarters.

(b) *Type of materials.*

  (1) *Principal building.* Exterior walls for the principal building, excluding windows and doors, may be constructed of wood or masonry construction, provided, however, that chimneys for newly constructed single-family dwellings or additions to existing dwellings shall be of 100 percent masonry construction.

(2) *Accessory buildings*. For accessory buildings in excess of 150 square feet, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry construction. Accessory buildings of 150 square feet or less may be of nonmasonry construction or may be of all metal with baked-on or prepainted surface. Detached garages built to replace garages which are enclosed or converted to living space as required herein shall be constructed of brick, stone, cementitious materials or a combination thereof in proportions similar to those on the principal building and the detached garage shall be architecturally compatible with the principal building as determined by the chief building official or designee.

(3) *Greenhouses.* A greenhouse may be constructed of material approved by the chief building official provided the structure is used exclusively as a greenhouse and maintained as such. In the event a greenhouse is converted to another use, it must be made to comply with the preceding paragraph.

(4) *Nonresidential structures.* Structures other than dwelling units, including, but not limited to, churches, schools, childcare facilities, and hospitals, shall comply with the building regulations of the LR-M(1) District.

(Ord. No. 914-A, § 4, 8-12-74; Ord. No. 2816-A, § 10, 1-14-91; Ord. No. 2881-A, § 1, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3448, § 1, 1-26-04)

Sec. 3. Height regulations.

(a) *Principal building.* No principal building shall exceed two stories in height. The first story shall be limited to 25 feet in height. The second story shall not exceed 15 feet in height.

(b) *Accessory buildings.* Accessory buildings shall be a maximum of one story in height. Accessory buildings of 150 square feet or less shall not exceed 12 feet in height. Accessory buildings of more than 150 square feet shall not exceed 25 feet in height.

(Ord. No. 2881-A, § 1, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Area regulations.

(a) *Area of the lot.* The minimum area of the lot shall be 7,500 square feet.

(b) *Width of the lot.* The minimum width of the lot shall be 50 feet.

(c) *Depth of the lot.* The minimum depth of the lot shall be 125 feet. Lots located on cul-de-sac circles may be less than 125 feet in depth provided one side of the lot is at least 125 feet in depth, and provided the lot meets width and area requirements.

(d) *Lot coverage.*

(1) The lot coverage of all buildings shall not exceed 30 percent of the area of the lot, estate, or other land on which the same is situated.

(2) The total area of detached structures, including garages and accessory buildings, shall not occupy more than eight percent of the lot area, nor in any event have a floor area in excess of 40 percent of the size of the principal residential dwelling.

(3) The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

(e) *Front setback.*

(1) There shall be a front setback having a minimum depth of 30 feet. Unenclosed porches, fireplaces, and other architectural appendages may project into the required front setback for a distance not to exceed five feet.

(2) Where lots have double frontage running through from one street to another, the required front setback shall be provided on both streets.

(3) *Exception to front setback requirement.* Along streets already having a uniform building line established by a subdivision plat, new structures shall conform to existing building lines between intersecting streets. Where building lines have not been platted and there is a variance in the established building setbacks from the front lot line in the same block, and on the same side of the street as the lot to be built on, the building line of the new building shall conform to that of the building to its right when facing the street. If such new building is to be constructed on a corner lot, the front building line shall conform to that of the building nearest thereto on the same side of the street in the same block; however, these regulations shall not be construed as requiring a building line of more than 50 feet from the front lot line.

(f) *Side setback.*

(1) There shall be a side setback on each side of the lot as provided in this section without projections or appendages except as allowed herein, except the side setback on a corner lot adjacent to a side street shall not be less than 20 feet. The minimum required side setback is:

a. Where lots are created or combined so that the resulting lot is less than 80 feet in width, the minimum side setback shall be seven feet.

b. Where lots are created or combined so that the resulting lot is 80 feet or more, but less than 120 feet in width, the minimum side setback shall be ten feet.

c. Where lots are created or combined so that the resulting lot is 120 feet or more in width, the minimum side setback shall be 15 feet.

d. The reconstruction of a single-family dwelling on an existing, platted lot of record may utilize the side setback established for the previous dwelling on that lot. However, in no instance shall the side setback be less than seven feet in width, nor less than the side setback of the previous dwelling.

(2) The ordinary projections of a roof eave or cornice may extend into the required side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend into the required side setback a maximum of two feet.

(3) A detached garage, detached carport, attached carport or any other accessory building shall meet the side setback required for the principal building, except in the required rear setback adjacent to an interior side lot line, a minimum three-foot setback shall be provided. No portion of the garage, carport, or other accessory structure shall extend into the required side setback when located within the required rear setback area.

(4) Swimming pool equipment may be located in the required side setback a minimum of three feet from any side lot line. Additional requirements relative to the location of swimming pools and pool equipment are stated in article I, section 5.

(5) No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.

(g) *Rear setback.* There shall be a rear setback having a depth of not less than 25 feet, except:

(1) The ordinary projections of a roof eave or cornice may extend into the required rear setback a maximum of two feet. A fireplace, windowsill, box or bay window, and other architectural features not more than ten feet in width may extend into the required rear setback a maximum of two feet.

(2) Where a detached garage, detached carport, attached carport or any other accessory building extends into the rear setback area, a minimum setback of three feet shall be provided from the side lot line and a minimum setback of three feet shall be provided from the rear lot line or 18 inches if the rear lot line is adjacent to an alley.

(3) Swimming pool equipment may be located in the rear setback a minimum distance of three feet from the rear lot line or 18 inches if adjacent to an alley. Additional requirements relative to the location of swimming pools and pool equipment are stated in article I, section 5.

(4) No rear setback shall be required for air conditioning equipment or an uncovered porch or patio.

(h) *Parking regulations*.

(1) Two off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on the lot in an enclosed garage structure behind the front building line to accommodate two motor vehicles for each dwelling unit. The garage may be either attached to or detached from the principal building.

(2) Adequate paved area must be provided for maneuvering of the vehicles into the enclosed garage structure. Alley pavement may be used as part of the required paved area for maneuvering as determined by the building official, provided:

a. Where the parking space is nine feet in width and 18 feet in length, the pavement for maneuvering shall be a minimum 18 feet in width and 24 feet in length, measured perpendicular to the entry opening of a garage or the supporting member of a carport or other motor vehicle storage structure, and may include the alley pavement adjacent to the lot.

b. As an alternative, two off-street parking spaces, each a minimum of 12 feet in width and 18 feet in length, may be provided and the pavement for maneuvering shall be a minimum of 24 feet in width and 18.5 feet in length, measured perpendicular to the entry opening of a garage or the supporting member of a carport or other motor vehicle storage structure, and may include the alley pavement adjacent to the lot.

(3) Where a parking space is entered from a side street, the parking space shall be no closer than 20 feet from the side lot line adjacent to the street.

(4) Where driveways or off-street parking spaces are located in the front yard after enclosure or conversion of a garage or carport, the driveway and/or the off-street parking spaces shall either be removed or reconfigured to provide access to the new required two off-street parking spaces within the enclosed garage structure. No head-in or dead-end driveways or parking spaces shall be permitted in the front yard.

(Ord. No. 948-A, § 14, 3-31-75; Ord. No. 2881-A, § 1, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3448, § 1, 1-26-04; Ord. No. 3461, § 9, 4-26-04; Ord. No. 3540, § 1, 1-9-06; Ord. No. 3730, §§ 16, 17, 11-10-08)

End of Article XI