

Chapter 10. Unified Development Code

ARTICLE 10.03. DISTRICT REGULATIONS

§ 10.03.009. R-1S Single-Family Small Lot Residential District.

- (a) Purpose. The zoning of property as R-1S single-family small lot residential is intended to provide for conventional detached single-family patio home dwellings on small lots and low density townhouse dwelling units restricted to eight units per acre. The purpose of the R-1S district is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments. Manufactured homes are not permitted in the R-1S district.
- (b) Uses permitted by right. No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one or more of the following identified uses, subject to all applicable provisions of this chapter:
- (1) All uses permitted in the R-1 Single-Family Residential District.
 - (2) Patio homes.
 - (3) Townhouses, restricted to eight units per acre.
 - (4) Other uses, which in the judgment of the commission as evidenced by a written resolution, are similar and no more objectionable than any of those enumerated in this subsection.
- (c) Height and area regulations. The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for yards and parking lots, and the minimum lot area per dwelling unit shall be as follows, except as otherwise provided in article **10.06** of this chapter, pertaining to height and area regulations:
- (1) Minimum lot area:
 - (A) 5,000 square feet per single-family dwelling.
 - (B) 2,000 square feet per townhouse dwelling unit.
 - (2) Maximum height of structures: 2-1/2 stories, with a maximum of 35 feet from finished grade.
 - (3) Minimum yards:
 - (A) Front: 20 feet from street right-of-way.
 - (B) Side: Zero feet on one side and six feet on the other side. Six feet for end units of townhouse lots.
 - (C) Corner: Ten feet.
 - (D) Rear: 15 feet.
 - (4) Minimum lot width:
 - (A) 50 feet standard for single-family dwellings.
 - (B) 60 feet corner for single-family dwellings on newly platted lots.
 - (C) 20 feet standard for townhouse dwellings.
 - (D) 30 feet corner for townhouse dwellings.
 - (5) Minimum lot depth: 100 feet.
 - (6) Minimum parking lot setback for nonresidential uses:
 - (A) 20 feet from street right-of-way.
 - (B) Ten feet from adjoining property lines.
 - (7) Maximum lot coverage for single-family dwellings: 65 percent of lot area, including principal and accessory buildings.
- (d) Development and performance standards. Nonresidential uses that are proposed for the benefit of or an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required.