

**CHAPTER 3 DISTRICTS AND REGULATIONS**  
**ARTICLE 1317 - - DISTRICTS**

**1317.1 GENERAL RESIDENTIAL**

**1317.1.1 INTENT**

The General Residential District is coded to permit the development of lower density housing (typically a 6000 square foot building lot or greater). Such development has traditionally been found in conventional subdivisions.

**1317.1.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS; CONDITIONAL USES (See Chapter 3 ARTICLE 1331 for conditions relating to uses permitted with conditions and conditional uses)**

**Uses Permitted by Right**

Single Family Residence  
Essential Services, Class 1 & 2

**Uses Permitted with Conditions**

Residential Care Home

**Conditional Uses**

Home Occupation  
Churches and other places worship  
Cemetery  
Civic Uses  
Recreational Facilities  
Schools  
Libraries, Museums and Art Galleries

**Exclusions**

All uses unless otherwise permitted above; Parking Lots, except as an accessory use to a use permitted with conditions or a conditional use and only upon submission, review and approval of a site plan by the Planning Commission.

**1317.1.3 LOT SPECIFICATIONS**

Refer to Chapter 3, Article 1351 General Zoning Requirements for infill lot development standards.

Civic buildings are exempt from front setback requirements.

**Permitted Building Types**

Allyard Building  
Civic Building

**Principal Structure Setbacks**

Front: 20 ft

Sides: 10% of Lot Frontage or 8 ft, whichever is greater

Rear: 25 ft

Maximum Front Porch Encroachment: 8 ft

**Accessory Structure Setback**

Sides: 5 ft

Rear: 5 ft

Alleys: 6 ft

**Lot Dimensions**

All lots must front along a minimum of 35 ft of publicly dedicated right of way in order to be built on.

Minimum lot width at building line: 60 ft

**1317.1.4 GENERAL PROVISIONS**

A. All buildings shall comply with the provisions of Chapter 3, Article 1341 Architectural Requirements of this Code.

B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Department.

C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 ft. Open decks and patios are permitted to encroach into the rear setback to within 5 feet of the property line.

D. Accessory buildings, pools, and other similar structures shall be constructed in the rear yard only and shall be set back a minimum of 5 ft from the side and rear property lines, unless the rear property line abuts an alley then the set back shall be a minimum of 6 ft. The Planning Department may permit the placement of an accessory building in a side yard, if no practical alternative exists, provided the provisions of Chapter 3, Article 1341 Architectural Requirements are met. The following uses are permitted within accessory structures: parking, gazebo, pool house, equipment storage, artist studio space, sauna, workshop, conservatory, and satellite dishes. The aggregate floor area of all accessory structures shall not exceed ½ the total floor area of the principal structure.

E. Satellite dishes may not exceed 2 feet in diameter.

F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height and shall be constructed of split rail, wooden picket, chain link in accordance with Chapter 3, Article 1341.6.2(B)(2), or other material as determined by the building inspector which will not present or create a solid visual obstruction. Side and rear yard fences shall not exceed 6 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard. Notwithstanding any provisions of this section to the contrary, doghouses and dog related structures shall be placed in rear yards only.

H. Trash containers, mechanical equipment shall be located in the side or rear yard and shall be screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of 5 feet from the property line.

I. Deed restrictions, plat requirements or other requirements relating to single family lots which contain minimum set back requirements greater than the set back requirements provided in this section shall remain unchanged by this section; provided however, that if no such minimum setback conditions existed per the recorded document, then the setback provisions of this district apply.

J. Any existing residential or accessory structure, or open deck which encroaches into the required setback shall not be permitted to be expanded, covered, or enclosed to otherwise increase its current nonconforming condition.

### **1317.1.5 HEIGHT**

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roof line. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they are placed.) See Chapter 3, Article 1341 Architectural Requirements of this Code for compatibility.

Maximum Height Principal Structure: 40 feet or three stories

Maximum Height Accessory Structure: 26 feet or two stories