

## 3.03.06. - R-1c—Urban single-family residential district.

- A. *Purpose and intent.* The purpose and intent of the R-1c, urban single-family residential district is to provide medium residential developments, preserving the character of existing or proposed residential neighborhood. This district requires public or community water and sewer facilities.
- B. *Permitted principal uses and structures.* In the R-1c, urban single-family residential district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single-family dwellings, but not mobile home dwellings.
  2. Recreational areas accessory to residential developments.
  3. Community residential homes, one (1) to six (6) persons.
  4. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Cluster subdivisions.
  2. Home occupations (subject to special exception guidelines for home occupations as outlined in subsection 3.07.03G "Special exception regulations for home occupations").
  3. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Minimum lot size:
    - Area—Seven thousand (7,500) square feet.
    - Width—Seventy (70) feet.
  2. Minimum setback requirements for structures:
    - Front yard: Twenty-five (25) feet.
    - Saltwater front lots—Twenty (20) feet.
    - Rear yard: Twenty (20) feet.
    - Swimming pools only—Ten (10) feet.
    - Side yard:
      - Interior lot—Seven and one-half (7.5) feet.
      - Abutting any street—Twenty-five (25) feet.
    - Swimming pools—Side setback:
      - If the proposed use encroaches on the twenty (20) feet rear setback requirement, the minimum side yard setback shall be ten (10) feet.

If the proposed use does not encroach on the ten (10) feet rear setback requirement, the minimum side yard setback shall be seven and one-half (7.5) feet.

3. Maximum building height: Thirty-five (35) feet.
  4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
  5. Minimum pervious area: Thirty (30) percent.
  6. Minimum living area: Seven hundred (700) square feet.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

(Ord. No. 2011-10, § 2A., 12-12-11; Ord. No. 2015-02, § 2.A.6, 2-19-15; Ord. No. 2016-01, § 2.A.6, 1-11-16)