

3.03.07. - R-1d—Urban single-family residential district.

A. *Purpose and intent.*

1. The purpose and intent of the R-1d, urban single family residential district is to provide innovative single-family residential developments at medium density, preserving the character of existing or proposed residential neighborhoods. This district requires public or community water and sewer facilities.
2. A perpetual four-foot wall maintenance easement shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of (free-standing) walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

B. *Permitted principal uses and structures.* In the R-1d, 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—Six thousand (6,000) square feet.

Width—Fifty (50) feet.

2. Minimum setback requirements for structures:

Front yard—Twenty-five (25) feet.

Rear yard—Fifteen (15) feet.

Side yard:

Interior lot—Zero (0) and fifteen (15) feet.

Abutting any street—Twenty-five (25) feet.

- (a) Exception, zero side yard: The side yard setback may be zero on one side of the lot provided that:

- (1) The wall located at the zero side yard setback is constructed in compliance with Section 403.3 Building Code.
 - (2) The zero side yard is not adjacent to a public or private right-of-way.
 - (3) The zero side yard is equipped with rain gutters to ensure all rainfall percolates into the soil of the same residence.
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.8, 2-19-15; Ord. No. 2016-01, § 2.A.7 , 1-11-16)