

Sec. 8-9 - Single-Family Residential (R-1E) Zone.

1. Intent. The intent of this zone is to provide for low density, single family detached residences and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

2. Principal Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Single-family detached residences.

2. Parks and playgrounds operated by government.

3. Temporary real estate sales offices for the sale of lots, located only within the subdivision in which said lots are located; to be removed at the end of two (2) years or when all the lots are sold, whichever comes first.

3. Accessory Uses. (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. Private garages, storage sheds and parking areas.

2. Swimming pools and tennis courts.

3. Agricultural uses, excluding commercial stock raising.

4. Private, non-commercial parks and open space.

5. Home offices and home occupations.

6. A ground, roof or pole-mounted satellite dish antenna, as regulated by Section 15-8.

7. Family childcare home.

8. Hiking and bicycling trails.

9. Accessory Dwelling Units, as regulated in Article 3-12 of the Zoning Ordinance.

10. Hosted Short Term Rentals for 10 or fewer occupants, as regulated in Section 8-13 of the Zoning Ordinance.

4. Conditional Uses. (Permitted only with Board of Adjustment approval.)

1. As for R-1A.

5. Prohibited Uses. (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. As for R-1A.

Lot, Yard, and Height Requirements. (See Article 3, Subsection (o) of this section, below, and Article 15 for additional regulations.)

6. Lot Size. four thousand (4,000) square feet minimum, with a maximum of seven thousand, five hundred (7,500) square feet for single-family detached uses on lots not fronting upon a cul-de-sac or more than one (1) public street; for all other uses and lots, there shall be no maximum lot size.

7. Minimum Lot Frontage. Forty (40) feet.
8. Minimum Front Yard. Twenty (20) feet.
9. Minimum Each Side Yard. Three (3) feet. No wall, air-conditioning unit, structure or other obstruction shall be located within the required side yard. Any fence located in a required side yard must be entirely to the rear of the principal structure on the lot. (See Subsection (o)1 of this section, below.)
10. Minimum Rear Yard. Ten (10) feet.
11. Minimum Open Space. See Article 20 for open space regulations.
12. Maximum Lot Coverage. No limitation.
13. Maximum Height of Building. Thirty-five (35) feet.
14. Off-Street Parking. (See Articles 16 and 18 for additional parking regulations.)
No minimum requirements.

Conditional Uses: The Board of Adjustment may establish additional requirements, as needed.

15. Special Provisions.

1. There shall be not less than six (6) feet at any point between the walls of each single-family residence.
2. Lot, yard and height requirements for single-family detached dwellings in defined Infill and Redevelopment areas are for existing lots as of December 5, 2002, and shall be as follows:
 1. Where existing lot frontage is twenty-four (24) feet but less than forty (40) feet, the provisions of Section 15-7 and the following shall apply:
 1. Minimum lot frontage: Twenty-four (24) feet.
 2. Minimum front yard: As per Subsection (h) of this section, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
 3. Maximum front yard: Forty (40) feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
 4. Minimum side yard: As per Subsection (i) of this section.
 5. Minimum rear yard: Twenty percent (20%) of the lot depth.
 6. Minimum open space: See Article 20 for open space regulations.
 7. Minimum lot coverage: No limitation.
 8. Maximum height of building: Twenty-eight (28) feet and two and one-half (2½) stories.
 9. Maximum lot coverage: No limitation.
 10. Maximum floor area ratio: 0.35, or that which allows two thousand, six hundred (2,600) square feet, whichever is greater.
 2. Where existing lot frontage is forty (40) feet or greater, the provisions of Section 15-7 and the following shall apply:
 1. Minimum lot frontage: Forty (40) feet.

2. Minimum front yard: As per Subsection (h) of this section, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
3. Maximum front yard: Forty (40) feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
4. Minimum side yard: As per Section 8-12(i).
5. Minimum rear yard: Twenty percent (20%) of the lot depth.
6. Minimum open space: See Article 20 for open space regulations.
7. Minimum lot coverage: No limitation.
8. Maximum height of building: Twenty-eight (28) feet and two and one-half (2½) stories.
9. Maximum lot coverage: No limitation.
10. Maximum floor area ratio: 0.35, or that which allows two thousand, six hundred (2,600) square feet, whichever is greater.

(Code 1983, § 8-9; Ord. No. 283-83, § 1, 12-15-1983; Ord. No. 89-86, §§ 9, 10, 5-29-1986; Ord. No. 111-88, § 1, 6-2-1988; Ord. No. 86-92, § 9, 5-28-1992; Ord. No. 19-96, § 1, 2-19-1996; Ord. No. 121-2002, § 6, 5-30-2002; Ord. No. 137-2016, § 1, 12-5-2016; Ord. No. 64-2004, § 1, 6-24-2004; Ord. No. 132-2004, § 1, 6-24-2004; Ord. No. 9, 7-7-2016; Ord. No. 156-2017, § 3(8-9), 11-16-2017; Ord. No. 020-2023, § 3, 3-9-2023; Ord. No. 074-2023, § 5, 7-11-2023; Ord. No. 138-2024, § 11, 12-5-2024)