

Sec. 8-10 - Townhouse Residential (R-1T) Zone.

1. Intent. The intent of this zone is to provide for low density, single family residences, emphasizing the incorporation of attached single family dwellings (townhomes) 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. Attached single family dwellings should be located along road frontage and should not adversely impact the associated pedestrian system. 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 attached residences, except that not more than twelve (12) units shall be attached.
 2. Group Residential Projects, as provided in Article 9.
 3. Existing single-family detached residences and single-family detached residences for which a building permit was issued or a plan approved prior to the adoption of this Zoning Ordinance.
 4. Parks and playgrounds operated by government.
 5. 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.
 6. Shared parking court, as regulated by Article 16-5(b)(4), where depicted on a certified development plan.
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 in 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, except for townhouses.

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

6. Minimum Lot Size. One thousand, five hundred (1,500) square feet.
 7. Minimum Lot Frontage. Fifteen (15) feet.
 8. Minimum Front Yard. Ten (10) feet (See Subsection (o) of this section, below).
 9. Minimum Each Side Yard. (See Subsection (o) 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. A variation of at least three (3) feet shall be required where a break in setback occurs. Buildings may penetrate up to eighteen (18) inches over the building line into the required front yard, but the average setback of the contiguous units shall be at least as great as the required front yard.
2. Required side yard shall be six (6) feet for each side yard of townhouses when no units or only one (1) unit fronts on a side yard; and a side yard of twenty (20) feet when more than one (1) unit fronts on that side yard.
3. In addition to the special provisions listed above, the lot, yard and height requirements for attached single-family dwellings that are approved by the Planning Commission on a final development plan, in defined Infill and Redevelopment areas, shall be as follows:
 1. Minimum lot size: As per Subsection (f) of this section.
 2. Minimum lot frontage: As per Subsection (g) of this section.
 3. Minimum front yard: Five (5) feet.
 4. Maximum front yard: Fifteen (15) feet.
 5. Minimum yard along an alley: Three (3) feet.
 6. Minimum side yard for the end of unattached units: 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 located behind the front wall plane of the principal structure on the lot.
 7. Minimum rear yard: Twenty percent (20%) of the lot depth.
 8. Minimum open space: See Article 20 for open space regulations.
 9. Minimum lot coverage: No limitation.
 10. Maximum height of building: As per Subsection (m) of this section, above.
 11. Maximum lot coverage: No limitation.

(Code 1983, § 8-10; Ord. No. 263-83, § 1, 12-15-1983; Ord. No. 89-86, § 11, 5-29-1986; Ord. No. 86-92, § 9, 5-28-1992; Ord. No. 307-2002, § 1, 12-5-2002; Ord. No. 133-2004, § 1, 6-24-2004; Ord. No. 129-2009, § 11, 7-2-2009; Ord. No. 137-2016, § 2(8-10), 7-7-2016; Ord. No. 166-2017, § 3(8-10), 11-16-2017; Ord. No. 102-2021, § 7, 10-28-2021; Ord. No. 045-2022, § 2, 6-9-2022; Ord. No. 113-2022, §§ 3, 4, 10-27-2022; Ord. No. 004-2023, § 11, 1-31-2023; Ord. No. 020-2023, § 4, 3-9-2023; Ord. No. 074-2023, § 6, 7-11-2023; Ord. No. 139-2024, § 12, 12-5-2024)