

ZONING

Chapter 18.36

ZERO LOTLINE, SINGLE-FAMILY DISTRICT R-4

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**18.36.010 Purpose for Establishment**

The R-4 Zero Lotline Single Family District is established to permit the development of single-family attached dwellings providing high density development through the abolition of side lotline requirements except where zero lotline housing construction is broken as outlined in the development requirements contained in this chapter. Land development costs will be reduced with said concept of attached housing, allowing single-family dwellings to be more affordable to the individual homeowner(s).  
(Ord. 1149 Sec. 6, 2001)

**18.36.020 Permitted Use**

The permitted use in the R-4 district is:  
Attached single-family dwelling(s).  
(Ord. 1149 Sec. 6, 2001)

**18.36.030 Conditional Uses**

The conditional uses in allowed in the R-4 district are:  
a. Churches and other religious institutions and their accessory buildings and uses;

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- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;
- f. Residential Care facilities;
- g. Bed and Breakfast house(s);
- h. Special Event(s) facilities; and,
- i. Day Care facilities;
- j. Modular Home(s);
- k. Mixed Use development in accordance with the Mixed Use Overlay District

(Ord. 1149 Sec. 6, 2001; Ord. 1225 Sec. 5, 2004)

**18.36.040 Dimensional Requirements**

For dimensional requirements for the R-4 district, see Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 6, 2001)

**18.36.050 Parking Requirements**

For parking requirements for the R-4 district, see Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 6, 2001)

**18.36.060 Signs**

Sign provisions are the same as allowed in R-0 and R-1 districts.

(Ord. 1149 Sec. 6, 2001)

**18.36.070 Development Requirements**

The development requirements covering an R-4 district are as set forth below.

(Ord. 1149 Sec. 6, 2001)

**18.36.080 Interior Lots**

Each interior lot for zero lotline housing district shall be not less than Twenty feet (20') by Thirty -seven feet, six inches (37.6'), except where the end lot is adjacent and lengthwise to a street, in which no building or structure will be permitted within the Twenty-five feet (25') setback area.

(Ord. 1149 Sec. 6, 2001)

**18.36.090 Lot Area**

Each interior lot of zero lotline housing shall be not less than One Thousand six hundred square feet (1600 SF) and shall provide not less than Fifty percent (50%) of the lot area as unobstructed open space. Each end lot of a zero lotline housing unit shall be not less than Three thousand square feet (3,000 SF) and shall provide not less than Fifty percent (50%) of the lot area as unobstructed open space.

(Ord. 1149 Sec. 6, 2001)

**18.36.100 Minimum Front Setback**

Where a zero lotline housing unit fronts onto a street, court, or open space, the minimum setback distance shall be no less than Twenty-five feet (25') from the front property line. In the case of a lot having frontage on two (2) streets which do not intersect on the lot boundaries, then the front yard requirements shall be met on both streets.

(Ord. 1149 Sec. 6, 2001)

**18.36.110 Minimum Side Setback**

For the end lot of a zero lotline housing unit, there shall be one (1) side setback of a minimum of Fifteen feet (15') where needed to maintain a minimum of Thirty feet (30') spacing between buildings.

(Ord. 1149 Sec. 6, 2001)

**18.36.120 Minimum Rear Setback**

There shall be a rear yard setback of no less than Twenty-five feet (25').

(Ord. 1149 Sec. 6, 2001)

**18.36.130 Maximum Height**

Maximum height requirements are in Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 6, 2001)

**18.36.140 Location of Accessory Buildings**

No accessory building shall be located on any required front or side yard, or within Five feet (5') of any lotline that is not a street line. Fences up to Ninety-six inches (96") in height may be erected along any boundary of the end side yards or rear yard from the rear of the lot forward to the rear of the main structure. A fence Sixty inches (60") in height may be erected along the end side yards from the rear of main structure forward to front building line. Any fence or screen constructed in the required front yard must have Planning Commission approval as to location, height, material, and construction.

(Ord. 1149 Sec. 6, 2001)

**18.36.150 Minimum Unit Size**

Each single unit dwelling shall contain a gross floor area of not less than Eight hundred square feet (800 SF), excluding steps, porches, carports or garages.

(Ord. 1149 Sec. 6, 2001)

**18.36.160 Maximum Acreage**

The maximum acreage to be developed shall not exceed a total of Five (5) acres per zoning request.

(Ord. 1149 Sec. 6, 2001)

**18.36.170 Maximum Length**

There shall be a maximum of Two Hundred feet (200') allowed of zero lotline housing construction before a break is required, and spacing buildings must meet requirements outlined in this chapter.

(Ord. 1149 Sec. 6, 2001)

**18.36.180 Off-Street Parking**

Each zero lotline dwelling unit shall have Two (2) off-street parking space provided.

(Ord. 1149 Sec. 6, 2001)

**18.36.190 Corner Visibility**

On a corner lot of a zero lotline housing district, within the areas formed by the right-of-way lines of intersecting streets and a line joining points on such right-of-way lines at a distance of Twenty-five feet (25') from their intersection, there shall be no obstruction to vision between a height of Two feet (2') and a height of Ten feet (10') above the average grade of each street at the centerline thereof, except that street name signs, fire hydrants street lighting poles, and associated appurtenances thereto shall be permitted within this area.

(Ord. 1149 Sec. 6, 2001)

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**18.36.200 Streets**

Streets are to be Twenty-seven feet (27') wide and specifications and/or designs are to meet all existing code requirements.

(Ord. 1149 Sec. 6, 2001)

**18.36.210 Sidewalks**

Sidewalks shall be required for every zero lotline dwelling, and shall meet all minimum standards required by the sidewalk ordinance. See JMC § 12.24.110 for more detail.

(Ord. 1149 Sec. 6, 2001)

**18.36.220 Firewalls**

Zero lotline housing units shall be separated with a fire-wall to be inspected and approved by Code Enforcement/Fire Marshall officials in accordance with specifications as provided by the National Fire Safety Code and/or the Southern Building Code regulations.

(Ord. 1149 Sec. 6, 2001)

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**MODULAR HOME DISTRICT R-5**

**Sections:**

- 18.37.010 Purpose of Establishment.**
- 18.37.020 Permitted Uses.**
- 18.37.030 Conditional Uses.**
- 18.37.040 Dimensional Requirements.**
- 18.37.050 Parking Requirements.**
- 18.37.060 Signs.**

**18.37.010 Purpose of Establishment**

The R-5 district is designed to provide for the development and properly planned use of modular homes and/or subdivisions as affordable residential dwelling(s).

(Ord. 1149 Sec. 7, 2001)

**18.37.020 Permitted Uses**

Permitted uses in the R-5 district include:

Single-family modular home(s), provided that not more than one (1) home shall be placed on one (1) lot.

(Ord. 1149 Sec. 7, 2001)

**18.37.030 Conditional Uses**

The following uses may be permitted in this zone subject to the approval of a conditional use permit and all required showings and conditions thereof:

- a. Churches and other religious institutions and their accessory buildings and uses;
- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;
- f. Residential Care facilities;

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- g. Bed and Breakfast facilities;
- h. Special Event(s) facilities;
- i. Day Care facilities; and,
- j. Manufactured House(s).

(Ord. 1149 Sec. 7, 2001)

**18.37.040 Dimensional Requirements**

Dimensional requirements for the R-5 District, see Chart No. 1, Chapter 18.68. (Ord. 1149 Sec. 7, 2001)

**18.37.050 Parking Requirements**

Parking requirements for the R-5 District can be found at Chart No. 1, Chapter 18.68. (Ord. 1149 Sec. 7, 2001)

**18.37.060 Signs**

Signage provisions for the R-5 District can be found in Chapter 18.76 (Ord. 1149 Sec. 7, 2001)