

§ 1-5-2 RESIDENTIAL BULK REGULATIONS.

Table 5-2 illustrates the bulk regulations for all residential zoning districts:

TABLE 5-2: RESIDENTIAL BULK REGULATIONS

<i>USE TYPE</i>	<i>RS-GR</i>	<i>RS-54 & RS-54M</i>	<i>RS-20 & RS-20M</i>	<i>RS-10 & RS-10M</i>	<i>RS-7 & RS-7M</i>	<i>RS-5</i>	<i>RM-1</i>	<i>RM-2</i>	<i>RM-3</i>	<i>MHP</i>	<i>RV</i>
Minimum Lot Area per Dwelling Unit ¹	1.25 acres	1.25 acres	20,000 sf.	10,000 sf.	7,000 sf.	5,000 sf.	3,350 sf.	1,980 sf.	1,089 sf.	3,111 sf.	2,178 sf.
Maximum Density (dwelling units per acre) ³	0.80 units/ac	0.80 units/ac	2.18 units/ac	4.36 units/ac	6.22 units/ac	8.71 units/ac	13 units/ac	22 units/ac	40 units/ac	14 units/ac	20 units/ac
Minimum Development Area	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7,000 sf.	7,000 sf.	7,000 sf.	10 acres	10 acres
Minimum Lot Width ²	100 ft.	100 ft.	80 ft.	70 ft.	60 ft.	50 ft.	60 ft.	60 ft.	60 ft.	50 ft./space	30 ft./space
Minimum Front Setback (main structure)	40 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Front Setback (accessory structure) ⁴	40 ft.	30 ft.8	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Interior Side Setback ⁵ (main structure)	20 ft.	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Street Side Setback ⁵ (all structures)	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	3 ft.
Minimum Side Setback (accessory structure > 120 sf.) ⁴	5 ft.	10 ft.9	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Rear Setback (main structure)	40 ft.	30 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	10 ft.	5 ft.
Minimum Rear Setback (accessory structure > 120 sf.) ⁴	5 ft.	10 ft.9	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	3 ft.
Max. Lot Coverage ⁶	30%	20%	30%	40%	50%	60%	50%	50%	70%	NA	NA
Maximum Size for Accessory Structure ⁷	No limit	2,000 sf. ⁷	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below
Maximum Height for Main Structure	35 ft.	35 ft.	35 ft.	30 ft.	30 ft.	30 ft.	35 ft.	40 ft.	60 ft.	15 ft.	15 ft.
Maximum Height for Accessory Structure > 120 sf.	20 ft.	20 ft.8	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Accessory Structure ≤ 120 sf. ¹⁰	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below
Accessory Dwelling Units ¹¹	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below

Footnotes from Table 5-2:

1. *Minimum lot area.* Minimum lot area shall be calculated as net land area, with the exception of the RS-GR, RS-54 and RS-54M zoning districts, which shall be calculated as gross land area.

2. *Minimum lot width.* Minimum lot width is the distance between side lot lines measured perpendicular to the lot depth at the front setback line. Minimum lot width measurement for flag lots shall be interpreted by the Zoning Administrator. Lot width, as measured at the front setback line, shall not be less than

25% of the lot depth, unless waived by the Zoning Administrator due to unique environmental or geographic conditions.

3. *Maximum density calculation.* Maximum density shall be calculated as the total number of dwelling units/net land area, with the exception of the RS-GR, RS-54 and RS-54M zoning districts, which shall be calculated as the total number of dwelling units/gross land area.

4. *Setbacks for accessory structures housing livestock.* Accessory structures allowed to house large livestock (excluding equine) shall maintain a minimum side, rear and front setback of 50 feet. Accessory structures allowed to house small livestock and fowl shall maintain a minimum side and rear setback of 15 feet. Structures housing equine shall be subject to the standard accessory structure setback requirements in Vol. II, Table 5-2 above. See Vol. II, § 1-6-5 of this Chapter regarding detailed regulations for accessory buildings, and Vol. II, § 1-6-17 of this Chapter regarding additional regulations for housing of livestock. In no case shall an accessory structure (excluding equine horse shades) be located between the main building and the front lot line.

Side and rear street setbacks for accessory structures. Side and rear setbacks for accessory structures located along a street shall comply with the side and rear setback requirements for the district in which the accessory structures are located.

5. *Setback measurement.* Interior side setbacks are measured from an interior side lot line that is not abutting a public road right-of-way. Street side setbacks are measured from a street side lot line abutting a public road right-of-way.

6. *Lot coverage.* Lot coverage is the ratio of the total footprint area of all structures on a lot to the gross land area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and covered porches, shall be added together in order to calculate lot coverage.

7. *Maximum size for accessory structures in the RS-GR district.* There is no size limit on accessory structures in the RS-GR district.

Maximum size for accessory structures in the RS-54 and RS-54M district. The maximum accessory structure size is 2,000 square feet, but may be increased to 5,000 square feet provided that any structure greater than 2,000 square feet meets the main building setbacks.

Maximum size for accessory structures in all residential districts not zoned RS-GR and RS-54 and RS-54M. The total aggregate square footage of all accessory structures shall not exceed 50% of the main structure's roof area, or shall not cover more than the lot coverage percentage specified for the zoning district, whichever is less.

8. *Maximum height for accessory structures in the RS-54 and RS-54M district.* The maximum accessory structure height is 20 feet for RS-54 and RS-54M zoned properties.

9. *Setbacks for metal-sided accessory structures in RS-54 and RS-54M district.* Accessory structures with metal siding located within the RS-54 and RS-54M zoning districts shall meet the main building setbacks.

10. *Accessory structures < 120 square feet.* Accessory structures less than 120 square feet in size shall not be located between the main structure (home) and the front property line, and shall have a minimum side and rear setback of 3 feet. Accessory structures shall meet all setback requirements and shall not be located within any front yard setback, public right-of-way, alley or off-street parking areas, utility/drainage/roadway easements (inclusive of private or federally patented easements) or in any required landscape setback area.

11. See Vol. II, § 1-6-19 of the Chapter for regulations regarding accessory dwelling units.

12. An unenclosed covered porch may be permitted in the required front yard setback for single family homes in the following residential zoning districts: RS-GR, RS-54, RS-54M, RS-20, RS-20M, RS-10, RS-10M, RS-7, RS-7M, and RS-5 subject to the following standards:

a. It is structurally integrated with architecturally compatible building materials to the main building, must have a roof and shall not be taller in height than the main building's roof. The allowance for a covered front porch does not include an allowance for a patio cover, gazebo or pergola or similar structure.

b. It shall not encroach more than 10 feet from the main building into the required front setback and for zoning districts with a 20 foot setback shall be setback a minimum of 10 feet from the front property line.

c. The area of the covered front porch does not encompass more than 25% of the required front yard for the residential zoning district.

d. A 3 foot maximum pony wall, including its footing, and setback a minimum of 10 feet from the property line, may be permitted and must be integrated into the design of the home.

e. The covered front porch shall remain an open-air structure and at no time shall the covered front porch be enclosed in any manner, including walls, windows, or a screen room or Arizona room.

f. Any covered front porch shall not encompass more than the actual width of the main building structure on the street facing frontage.

g. Any covered front porch shall not be used as a carport or as an extension to a carport or be placed in front of a carport or garage.

(Ord. 1402, passed 5-6-2014; Ord. 1455, passed 11-21-2017; Am. Ord. 1509, passed 8-17-2021)