

Sec. 5-4-32. - SR-1 single-family residential district.

In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the SR-1 district are as follows:

- (1) *Purpose.* The purpose of the SR-1 single-family residential district is:
  - a. To provide for quiet, low-density residential neighborhoods on comparatively large lots.
  - b. To discourage unwarranted encroachment by prohibiting commercial uses and to prohibit other uses which would interfere with the development or continuation of single-family use.
  - c. To encourage the cessation of nonconforming uses.
  - d. to discourage uses which would generate traffic on minor streets other than required to serve residences on those streets.
  - e. To maintain the integrity of established residential neighborhoods, and to minimize the disruption of existing residential patterns by the scattered development of comparatively large residential lots.
- (2) *Permitted uses.* Permitted uses in the SR-1 single-family residential district shall be:
  - a. Detached, single-family dwelling.
  - b. Residential accessory uses.
  - ~~c. Sewer pump stations with a footprint of one thousand square feet (1,000 sq') or less.~~
- (3) *Permitted special exceptions.* Permitted special exceptions in the SR-1 single-family residential district shall be:
  - a. Elementary and secondary schools offering general education courses.
  - b. Church, synagogue, or other place of worship.
  - c. Group dwellings.
  - d. Golf courses.
  - e. Home occupations meeting the requirements of section 5-4-44.
  - f. Public utility and municipal uses satisfying the special exception requirements set forth in subsection (9) of this section.
- (4) *Conditional uses.* Public utility and municipal uses satisfying the conditional use requirements set forth in subsection (9) of this section shall be conditional uses in the SR-1 single-family residential district.
- (5) *Minimum lot requirements.* Minimum lot requirements in the SR-1 single-family residential district are as follows:
  - a. Lot area: thirty-five thousand (35,000) square feet of contiguous highland.
  - b. Lot width: seventy feet (70') measured at building line.
  - c. Lot depth: one hundred ten feet (110').
  - d. Lot frontage: sixty feet (60') on a public or private street; thirty feet (30') on a public or private cul-de-sac.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.
- (6) *Minimum yard requirements.* Minimum yard requirements in the SR-1 single-family residential district are as follows:

- a. Front yard: thirty feet (30').
- b. Side yard: ten feet (10').
- c. Rear yard: thirty feet (30').

Exception: minimum yard requirements for lots with an area less than seventeen thousand five hundred (17,500) square feet.

- a. Front yard: twenty-four feet (24').
- b. Side yard: ten feet (10').
- c. Rear yard: twenty-four feet (24').

- (7) *Maximum height.* Maximum height in the SR-1 single-family residential district shall be forty feet (40').
- (8) *Double frontage lots.* Double frontage lots are prohibited in the SR-1 single-family residential district.
- (9) *Public utilities and municipal uses.*

- a. *Public utility facilities and uses.* This subsection (9)a applies to wastewater treatment facilities, public works maintenance and storage facilities, and all other public utility facilities or uses.

- (i) Construction or alteration of a public utility facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:

- 1. The facility is located on a lot that is at least one (1) acre in size;
    - 2. The overall lot coverage of the facility is less than fifty percent (50%);
    - 3. The minimum setback for any structure is thirty feet (30') from all property lines;
    - 4. The maximum overall height of any structure is thirty feet (30');
    - 5. The minimum buffer along all property lines is twenty feet (20') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;

- (ii) The Board of Zoning Appeals may approve construction or alteration of a public utility facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

- 1. The facility is located on a lot that is at least one-half (½) acre in size;
    - 2. The overall lot coverage of the facility is less than fifty percent (50%);
    - 3. The minimum setback for any structure is twenty feet (20') from all property lines;
    - 4. The maximum overall height of any structure is forty feet (40');
    - 5. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance.

(iii) The Board of Zoning Appeals may approve construction or alteration of a sewer pump station in a residential zoning district as a special exception subject to the

requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

1. The facility, excluding the required buffer, has a footprint of one thousand (1,000) square feet or less;
2. The facility shall be equipped with an odor control device, that makes odor undetectable from all residentially used property and eliminate at least 98% of the hydrogen sulfide or other odors generated by the system;
3. All wastewater components are screened from view with either a solid eight (8) foot tall fence or a fully enclosed, roofed structure;
4. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;
5. All lighting shall be shielded from view from residences and shall be controlled by a switch to only be used when someone is actively working within the facility;
6. All backup power generators should be stored offsite and only brought to the facility when necessary for power;
7. The maximum height of any components associated with the lift station shall be twelve (12) feet, excluding an enclosure, which shall be no taller than sixteen (16) feet.
8. Adequate provision shall be made to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare and similar factors.

b. *Municipal facilities and uses.* This subsection (9)b applies to all municipal facilities, including but not limited to City halls, fire stations, police stations, public safety facilities, and recreation centers, parks, playgrounds, and any other municipal use, but excludes public utility facilities or uses.

- (i) Construction or alteration of a municipal facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:
  1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
  2. The overall lot coverage is less than forty percent (40%);
  3. The minimum building setback from the front or rear lot line is thirty feet (30');
  4. The minimum building setback from any side lot line is ten feet (10');
  5. The maximum overall height of any structure is forty feet (40');
  6. A buffer is installed that complies with section 5-4-71.
- (ii) The Board of Zoning Appeals may approve construction or alteration of a municipal facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
2. The overall lot coverage is less than fifty percent (50%);
3. The minimum building setback from the front or rear lot line is twenty feet (20');
4. The minimum building setback from any side lot line is ten feet (10');
5. The maximum overall height of any structure is forty feet (40');
6. A buffer is installed that complies with section 5-4-71.

(Ord. No. 2015-15, § 1, 2-23-2016; Ord. No. 2019-07, 4-23-2019)