ARTICLE VIII. ZONING DISTRICTS

Sec. 60-50. Residential zoning districts.

(c) *Single-family residential district with accessory dwelling unit (R-1A).* Property located in a(n) single-family residential district with accessory dwelling unit shall be developed in accordance with this zoning code, including the following regulations:

(1) *Purpose.* The R-1A district is similar to the R-1 district, allowing for single-family detached homes, but also permitting an accessory dwelling unit in addition to the primary residence. The accessory dwelling unit may be located within the main building or in a detached structure on the same lot as the main building. The R-1A district regulations are intended to:

a. Encourage the continuation of residential uses in older neighborhoods near the downtown area;

b. Incentivize home ownership and property improvement by encouraging an owner to invest in an older home with the potential for producing income from the investment;

c. Increase the supply of housing, possibly at more affordable rental rates, and situated in a traditional neighborhood environment; and

d. Increase the number of residents, and thus the potential customer base, close to the downtown area.

(2) *Uses.* In general, single-family detached dwellings, no more than one accessory dwelling unit within the main building or in a detached building, lawful accessory structures as defined herein, home occupations meeting the requirements of this zoning code, certain public and institutional uses, and activities allowed subject to the approval of a conditional use permit. Refer to Table 1, Land Use Table, for a specific list of uses allowed in the R-1A district.

(3) *Building regulations.* No more than one main building may be constructed on a lot in the R-1A district. Exceptions include a detached garage, servant or guest quarters, detached structure containing an accessory dwelling unit, or other lawful accessory structure.

(4) *Area and height regulations.* No building shall be constructed in the R-1A district except in conformance with the following requirements:

Single-family dwelling	
Characteristic	Requirement
Minimum lot size	5,000 square feet
Minimum lot width	50 feet
Minimum front setback	25 feet
Minimum side setback	•Interior lot: 5 feet •Corner lot, street side: •15 feet •19 feet to a garage door or carport eave
Minimum rear setback	•25 feet •For a garage or carport adjacent to an alley: •19 feet to a garage door or carport eave; or •5 feet if the garage or carport is built for two or more motor vehicles

	•Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet
Minimum parking	2 spaces per dwelling unit

Additional requirements for single-family dwelling with accessory dwelling unit		
	Accessory dwelling unit within main building	*Accessory dwelling unit in a detached structure*
Maximum building height	35 feet for main building including accessory dwelling unit	35 feet for detached structure containing accessory dwelling unit
Maximum area of accessory dwelling unit	One-half of the total floor area of the dwelling unit, excluding the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage	•One-half of the total floor area of the main dwelling unit, excluding the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage; and •Maximum 50% of the rear yard area, bounded by the side property lines, the rear wall of the main building, and the rear property line
Minimum parking for dwelling with accessory unit	2 parking spaces per dwelling unit (4 spaces total for the main dwelling and an accessory dwelling unit)	2 parking spaces per dwelling unit (4 spaces total for the main dwelling and an accessory dwelling unit)

(5) *Access to arterial or collector street prohibited.* No lot shall be platted with direct access to a collector or arterial street except where limited access is permitted by the subdivision code.

(6) *Exceptions to required setbacks.* All floors of all buildings at grade level and above shall comply with all setback requirements, except that:

a. *Application to ground floors:* cornices, eaves, belt courses, sills, canopies, box windows, or other similar architectural features may extend a distance not to exceed two feet into any required setback.

b. *Application to upper floors:* the upper floors of a multi-story building shall comply with all setback requirements provided an uncovered deck, upper floor balcony which is open on no less than two sides with walls not higher than three feet from an adjacent finished floor level, chimney, or similar architectural features may extend three feet into the required setback.

(7) *Location of accessory buildings or structures beyond setback.*

a. No structure in excess of 30 inches in height may exist between the front wall of any building and the front property line, except that ornamental fencing up to six feet in height is permitted. Ornamental fencing does not include chain link fencing, which is prohibited. No element of the fence may create a visibility obstruction or otherwise interfere with pedestrian or vehicular circulation.

b. Satellite dishes may extend into the required side or rear setback to within three feet of the property line, but may not extend into the front setback or be located between the front wall of the building and the front property line, or in any side yard adjacent to a street.

c. An accessory building or structure, including, but not limited to, a detached carport or garage, with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.

d. The total square footage of all accessory buildings or structures on a lot shall not exceed 50 percent of the rear yard area, defined as the space bounded by the side property lines, the rear wall of the main building, and the rear property line.