§2.6.02 R-7.5 - One Family Residential District

This district is intended to foster, preserve and protect areas of the community in which the principal use of land is large lot, detached, single family dwellings and related support facilities.

1. Permitted Uses.

   The following uses shall be permitted in any R-7.5 Zoning District:

   a) Detached single-family dwelling meeting existing City Codes requirements.

   b) Non-commercial horticulture or agriculture, but not including the keeping of poultry, livestock, or kennels.

   c) Golf, Tennis, and Swim Clubs.

2. Conditional Uses.

   The following uses shall be permitted in any R-7.5 Zoning District on a conditional basis, subject to the conditions of this section and Article VII, Code Enforcement.

   a. Public park, playground, unlighted golf courses (excluding miniature golf courses and driving ranges), or other public recreation area or community recreation building, libraries, police and fire departments in compliance with all supplementary provisions of this Ordinance.

   b. Electric, Gas, & Sanitary Services Substations

   c. Cemetery, provided that such use:

      1) Consists of a site of at least five (5) acres;

      2) Includes no crematorium or dwelling unit other than for a caretaker and immediate family members; and

      3) Has a front yard setback of at least forty-five (45) feet from the edge of the street right-of-way.

   d. Elementary, middle, or high school or institution of higher learning provided that the lot is at least five (5) acres in size, no structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements of this Ordinance are provided on site.

   e. Church, synagogue, temple and other places of worship, provided that:

      1) Such use is housed in a permanent structure which meets all building, electrical, and plumbing codes for places of public assembly;

      2) Such use is located on a lot not less than 40,000 square feet in area;

      3) Exterior and parking lot lights do not reflect on to adjoining residences; and

      4) No structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements contained in this Ordinance are provided on site.

3. Special Exception Uses.

The following uses shall be permitted in the R- Zoning District as a special exception, subject to the conditions of this section and Article VII, Code Compliance:

a. Bed and Breakfast Inn, provided that it meets the following conditions:

1) The inn must be operated by members of the household living on the premises;

2) A maximum of one Bed and Breakfast Inn shall be permitted on any parcel;

3) The inn must be operated in a structure constructed prior to the passage of this amendment;

4) The inn shall have no more than 8 guest rooms;

5) The inn shall not require any alteration or change in the essential residential character of the dwelling;

6) The operation of the inn shall involve no exterior storage of materials or supplies;

7) There shall be no exterior displays or signs, except for one on-site sign no larger than twenty square feet stating the name of the inn;

8) The inn shall provide at least one paved parking space on the property for each guest room. Parking spaces shall be located behind the front line of the structure;

9) The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests;

10) No guest shall occupy the inn for more than seven consecutive nights;

11) The inn may serve only a breakfast meal;

12) The inn may only serve meals to registered guests; and

13) The Board of Zoning Appeals must hold a public hearing to determine if the proposed Bed and Breakfast Inn is consistent with a quiet residential neighborhood.

4. Prohibited Uses.

The following uses are prohibited in the R-7.5 Zoning District.

a. Sexually Oriented Businesses
b. Cellular Towers
c. Mobile Homes
d. Off-premise Signs

5. Dimensional Requirements.

Uses permitted in the R-7.5 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in this ordinance.

Table 2.3

R-7.5 Dimensional Criteria	
Minimum Lot Area:	7,500 square feet for residential uses 12,000 square feet for non-residential uses
Minimum Lot Width:	60 feet @ the building line
Setbacks: Minimum Front Setback:	20 feet* for local roads 40 feet* for collector roads
Minimum Side Setback:	10 feet* for residential uses 40 feet* for non-residential uses
Minimum Rear Setback:	15 feet* for residential uses 40 feet* for non-residential uses
Maximum Building Height:	35 feet* (except upon Fire Chief's written approval with conditions stated therein.)
Maximum Impervious Surface Ratio	0.45
Maximum Residential Density	5.5
Maximum F.A.R. (Non-Res. Only)	0.30

*(See General Supplementary Provisions).

6. Parking and Loading.

   Uses permitted in the R-7.5 Zoning District shall meet standards set forth in Article III, Off-Street Parking and Loading.

7. Signs.

   Signs permitted in the R-7.5 Zoning District, including the conditions under which they may be located are set forth in Article IV, Sign Regulations.

8. Buffer yard Requirements.

   Where a conditional use borders any residential zone, a buffer yard in compliance with Article V, Landscaping and Buffering, shall be required along abutting property lines.