

## DIVISION 5. - RESIDENTIAL TOWNHOUSE DISTRICT R-1-T

### Sec. 53-140. - Purpose and permitted uses.

The residential townhouse district R-1-T allows attached single-family structures containing four (4) or more dwelling units with a minimum of 1,000 square feet of living area per unit and permitted accessory structures. The single-family residences authorized in this zoning district are those generally referred to as townhouses. ~~The permitted density shall not exceed 2,844 square feet.~~ There shall be no more than ten units per buildable acre of land within the associated boundry of the premises of the townhouse site.

(Ord. No. 438, § 28(a), 11-24-2003)

### Sec. 53-141. - Additional permitted uses.

There are no additional permitted uses in the R-1-T residential townhouse district.

(Ord. No. 438, § 28(b), 11-24-2003)

### Sec. 53-142. - Conditions and limitations.

The conditions and limitations district R-1-T is as follows:

- (1) The declaration, conditions and covenants for the project shall provide for a home owners association and the assessment and collection of fees adequate and as necessary to maintain the property in compliance with all ordinances of the city.
- (2) Height and placement requirements. The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (3) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).

(Ord. No. 438, § 28(c), 11-24-2003)

### Sec. 53-143. - Site development regulations.

The site development regulations as set forth in this section shall be exclusively applicable to residential townhouses, district R-1-T, and in addition to those in chart 1 in section 53-33(k):

- (1) *Density*. Maximum dwelling units per buildable acre is ten units.
- (2) *Front yard*. There shall be a ~~common-area~~ front yard having a depth of not less than 15 feet extending from the property line of each individual lot to the nearest line of:
  - a. The curblin of any driveway or parking area; or
  - b. Any wall of any structure; or
  - b. The boundary line of the property included within the townhouse development, whichever is closer.
- (3) *Side yard*. No side yard shall be required for individual lots. There shall be a side yard setback of not less than 15 feet from the walls of any building, or accessory building, to the nearest boundary line of any property not included within the townhouse development.

(4) *Rear yard minimum setback.* There shall be a rear yard setback having a depth of not less than 15 feet from the rear most wall of the dwelling unit to the back property line, or, if a garage is at the rear of the property, 15 feet from the rear most wall of the dwelling to the nearest wall or roofline of the garage. No building or structure shall be located within 15 feet of the boundary line of any property not included within the townhouse development.

(5) *Garages.*

a. Garages are required within the boundaries of the development site and must be one of the following designs:

1. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
2. May be attached and must ~~have a minimum setback of five feet from~~ not protrude forward of the front or side wall of the home facing the front or any side property line; or
3. May be attached and meet minimum front setback requirements, but must face side property line.

Each dwelling unit must have a garage, which must be designed and constructed with a minimum of 480 square feet per dwelling unit, and may be located on or reasonably adjacent to the development lot.

- b. A minimum of two off-street parking spaces shall be provided for each living unit. All off-street parking and driveways shall be improved with all weather asphalt, concrete, or paving stones, and in the case of open parking, curb and gutter.
- c. No curblane of a driveway or parking area shall be less than five feet from the nearest boundary line of any property not within the townhouse development.

(6) *Approved materials.* All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

(Ord. No. 438, § 28(d)(i)—(vi), 11-24-2003)