

Article 7 HDR High Density Residential District

Section 7.01 - Purpose

The purpose of this district is to provide for single family housing neighborhoods free from other uses, except those which are (1) normally accessory and (2) compatible, supportive, and convenient to the residents living within such a district. The relatively small size of lots and parcels in this district would be planned to be of such area and width which will require each site to have direct connection to a public or common water supply and sanitary sewer system or both, if available.

Section 7.02 - Permitted Principal Uses

- A. Single family dwellings of conventional or manufactured construction.
- B. Existing types of agricultural land, building, and structural uses, provided they meet the AR District requirements.
- C. Residential foster care facilities housing six (6) or less persons.

Section 7.03 - Permitted Principal Special Uses with Conditions

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article 13, "Special Uses":

A. Permitted uses:

- 1. Public buildings
- 2. Public recreational playgrounds
- 3. Non-profit recreation areas
- 4. Religious institutions
- 5. Educational and social institutions
- 6. Golf courses and country clubs
- 7. Child care centers

B. Above permitted uses subject to the following conditions:

- 1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
- 2. Front, side, and rear yards shall be setback at least fifty (50) feet and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and walls used to screen the use from abutting residential lots and parcels.
- 3. Shall meet all other applicable requirements of this Zoning Ordinance.

Section 7.04 - Permitted Accessory Uses

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved "Special Uses."

- C. Customary home occupations, as conditioned by Section 16.21.

Section 7.05 - Permitted Accessory Uses with Conditions

- A. Roadside stands for existing agricultural land uses in conformance with the provisions of Section 4.05C.
- B. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 16.20.

Section 7.06 - Dimensional Regulations

- A. **Lot Area:** a non-farm single family residential parcel or lot shall have a minimum of 10,000 square feet in area.
- B. **Lot Width:** minimum of 80 feet at the building setback line.
- C. **Lot Coverage:** maximum of thirty (30) percent.
- D. **Floor Area:** the minimum first floor area of a one (1) story dwelling 960 square feet, and for a two (2) story dwelling 700 square feet, and a minimum total of 960 square feet for both stories.
- E. **Yard and Setback Requirements:**
 - 1. **Front Yard:** minimum of thirty (30) feet from the road right-of-way line, except as otherwise required in Section 7.03B.2.
 - 2. **Side Yards:** minimum of ten (10) feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be thirty (30) feet.
 - 3. **Rear Yard:** minimum of forty (40) feet.
- F. **Height Limitations:** maximum of thirty-five (35) feet for all residential structures; a maximum of twenty-five (25) feet for all residentially related accessory structures.