

6.05.07 R-1M - Mixed Residential Subdivision District

A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single-family detached structures and such other structures as are accessory thereto.

This district also may include as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures, and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance.

B. Permitted Uses: In this district, as a permitted use, a building or premises may be used only for the following purposes: individual mobile homes located on individually owned lots of record, single family residential structures, group homes and accessory structures and facilities.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.

D. Site Plan Review: Site plan review is required for all subdivision proposals.

E. Subdivision Ordinance Conformance: When two or more contiguous sites are to be developed for mobile home use, such shall be considered a subdivision and shall meet the requirements of the Subdivision Ordinance. All subdivisions in the R-1M District shall conform to the requirements of the County Subdivision Ordinance.

Any lot within a plat of record, as of the effective date of this Ordinance, shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For mixed residential subdivision development, property may be developed at the option of the owner, from one (1) to a maximum of four (4) units per acre.

G. Lot Size: The minimum width of any lot used for any type of dwelling unit shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured from front lot corner to

front lot corner. The total square footage shall not be less than 10,890 for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for lots which are created through the platting process.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the minimum street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of minimum front setback. The minimum width shall be maintained through the rear of the residential structure.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00(C)(6) or Section 2.04.00(C)(9).

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
 - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
4. Rear Setback: There shall be a rear building setback on every lot of not less than

twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards: Refer to Article 7 of this Ordinance.

K. Public Services: Each dwelling unit shall have its own individual septic tank or, in the absence of a septic tank, an approved central collection system shall be provided.

There shall be provided individual electric and potable water meters for each dwelling unit located on each individual lot.

L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

(Modified: Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 03-24/05; Ord. 08-36, 10-23-08)