

Chapter 11

RESIDENTIAL AND MULTIPLE FAMILY RESIDENTIAL DISTRICTS

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16-11-010 Purpose.

1. Residential District R1-20. To provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character.
2. Residential District R1-12. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.
3. Residential District R1-8. To provide areas for medium low-density, single-family residential neighborhoods where low and medium costs of development may occur.
4. Multiple Residential District RM-7. To provide areas for medium residential density with the opportunity for varied housing styles and character.
5. Multiple Residential District RM-15. To provide areas for medium high residential density with the opportunity for varied housing styles and character.

16-11-020 Codes and Symbols.

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-."

16-11-030 Use Regulations.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the rural residential district, single family residential district, or multiple residential district except as provided in this Code.

TABLE 16-11-030
Use Regulations

Districts	R1-20	R1-12	R1-8	RM-7	RM-15
1. Accessory buildings and uses customarily incidental to permitted uses other than those listed below.	P	P	P	P	P
1.a. Swimming Pool	C	C	C	C	C
2. Accessory buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
3. Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. Mobile homes for temporary living quarters and such other temporary uses found appropriate by the Planning Commission and approved by the Governing Body.	C	C	C	C	C
4. Fences shall not exceed 6' in height except by conditional use permit.	A	A	A	A	A
5. Special Uses.					
5.a. Child day care or nursery.	C	C	C	C	C
5.b. The tilling of the soil, the raising of crops, horticulture, and gardening.	P	P	P	P	P
6. Dwellings.					
6.a. Single-family dwelling.	P	P	P	P	P
6.b. Two-family dwelling.	-	-	-	P	P
6.c. Three-family dwelling.	-	-	-	C	C
6.d. Four-family dwelling.	-	-	-	C	C
6.e. Multiple-family dwelling.	-	-	-	C	C
6.f. Groups of dwellings (including twin homes etc.) when approved as a planned unit development.	-	-	C	C	C
6.g. Bed & Breakfast Inn.	C	C	-	-	-
6.h. A two-family dwelling on a corner lot requires two (2) front and (2) rear yards.	-	-	-	A	A

Districts	R1-20	R1-12	R1-8	RM-7	RM-15
6.i. Residential facilities (group homes) for the handicapped and elderly provided they are separated at least 3/4 mile from another similar facility.	C	C	C	C	C
7. Home occupation.	P	P	P	P	P
8. Household pets.	C	C	C	C	C
9. Mobile home developments, including mobile homes in mobile home parks or subdivisions are permitted in a Planned District only. (See 16-30)					
10. Private educational institution having a curriculum similar to that ordinarily given in public schools.	C	C	C	C	C
11. Private recreational grounds and facilities, not open to the general public, and to which no admission charge is made.	C	C	C	C	C
12. Professional offices when harmonious with the general character of the district where located.	C	C	C	C	C
13. Public and quasi-public facilities and uses (cemetery, church, essential service facilities, golf course, sub-stations or transmission lines of fifty (50) kv or greater capacity, recreation trail, schools, public schools streets (public and private), and railroad and utility lines and rights-of-way.	C	C	C	C	C
14. Land excavations.	C	C	C	C	C
15. Subdivisions.	C	C	C	C	C
16. Planned unit developments.	C	C	C	C	C
17. Recreational vehicle storage.	C	C	C	C	C

TABLE 16-11-040					
Area Regulations					
Districts (in square feet)	R1-20	R1-12	R1-8	RM-7	RM-15
1. The minimum lot area in square feet for any single-family dwelling structure in the districts regulated by this chapter shall be:	20000	12000	8000	7000	8000
1.a. The additional lot area in square feet for each additional dwelling unit in a dwelling structure shall be:	-	-	-	6000	35000

TABLE 16-11-040 Area Regulations					
Districts (in square feet)	R1-20	R1-12	R1-8	RM-7	RM-15
1.b. For group dwellings the additional lot area for each separate dwelling structure after the first dwelling structure in square feet shall be (in addition to that required above):	-	-	-	5000	35000
2. Minimum lot area in square feet for all main uses or buildings other than dwellings shall be:	20000	12000	10000	10000	10000

TABLE 16-11-050 Width Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-15
The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments, shall be:	100	90	70	70	70

TABLE 16-11-060 Frontage Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-15
The minimum width of any lot at the street right-of-way line in feet in the districts regulated by this chapter, except as modified by conditional use permit, shall be:	50	45	40	45	45

TABLE 16-11-070 Front Yard Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-15
The minimum depth in feet for the front yard for main buildings and accessory buildings in districts regulated by this chapter shall be:	30	30	30	30	30
1. Or the average of the existing buildings on the block where 50 percent or more of the frontage is developed; 1.a. However, in no case shall it be less than:	25	25	25	20	20
1.b. Or be required to be more than:	30	30	30	30	30
2. Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; other wise they shall be set back the following number of feet from the rear of the main building.	10	10	8	6	8
3. On corner lots, main buildings shall have two front yards, and one rear yard, and one side yard.	A	A	A	A	A

TABLE 16-11-080 Rear Yard Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-15
The minimum depth in feet for the rear yard in the districts regulated by this chapter shall be:	30	25	25	25	25
1. And accessory buildings.	10	10	-	-	-
2. Provided that on corner lots which rear on a side yard of another lot accessory buildings in all such districts shall be located not closer than 10 feet to such side yard.	A	A	A	A	A

TABLE 16-11-090 Side Yard Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-5
1. The minimum side yard in feet for any dwelling in districts regulated by this chapter shall be:	10	10	8	6	6
2. The total width of the 2 required side yards in feet shall be:	24	24	18	18	18
3. Except that in no case shall the total width of the 2 side yards be less than the height of the building.	A	A	A	A	A
4. Other main buildings shall have a min side yard in feet of:	20	20	15	15	15
4.a. And a total width of the 2 required side yards in feet of not less than:	40	40	25	45	45
5. The minimum side yard in feet for a private garage of accessory building shall be:	10	10	6	6	6
5.a. Provided that no private garage or other accessory buildings shall be located in feet closer to a dwelling on an adjacent lot than 10 feet.	A	A	A	A	A
6. On corner lots, main buildings shall have two front yards, and one rear yard, and one side yard.	A	A	A	A	A
6.a. The side yard in feet shall not be less than:	10	10	8	6	8

TABLE 16-11-100 Height Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-5
The maximum height for all buildings and structures in districts regulated by this chapter shall be 35 feet or 2 ½ stories.	A	A	A	A	A

TABLE 16-11-110 Coverage Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-5
The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	25	30	35	35	50

TABLE 16-11-120 Depth Regulations					
Districts	R1-20	R1-12	R1-8	RM-7	RM-5
The minimum depth of a lot in feet in districts regulated by this chapter, except as may be modified by conditional use permit, shall be:	150	130	100	95	100

TABLE 16-11-130 [2005-03]

Improvements Required to be Completed or in Progress Before a Building Permit May be Issued.

Improvements Required to be Completed or Bonded and in Progress Before a Building Permit May be Issued

Improvements are to be in compliance with standards adopted by Morgan County.

* Improvements-prefaced by an asterisk [*] are those applicable only to land developments and planned unit developments.-)are applicable only to subdivisions, PRUD, and planned unit developments unless required by Conditional Use Permit.

**Construction completed prior to issuing building permits.

(***Indicates refer to Fire Officials for latest regulations.)

Districts	R1-20	R1-12	R1-8	RM-7	RM-5
**1. Street grading.	A	A	A	A	A
**2. Street base.	A	A	A	A	A
*3. Street paving.	A	A	A	A	A
** ₁ *4. Curb and gutter.	A	A	A	A	A
*5. Sidewalk.	A	A	A	A	A
**6. Surface drainage facilities.	A	A	A	A	A
7. Wastewater disposal facilities.	A	A	A	A	A
**8. Culinary water facilities.	A	A	A	A	A
** ,***9. Fire fighting facilities.	A	A	A	A	A
*10. Street name signs.	A	A	A	A	A
*11. Street monuments.	A	A	A	A	A
*12. Survey monuments.	A	A	A	A	A
*13. Street lights.	A	A	A	A	A
14. Address numbers.	A	A	A	A	A
*15. Public Utilities (power, gas, telephone, cable TV, etc.)	A	A	A	A	A