Article XII-B.
RP-1500-M Patio Home District Regulations

Sec. 1. Use regulations.

In the RP-1500-M Patio Home District, no land shall be used and no buildings shall be erected for or converted to any use other than:

(a) Patio homes in compliance with all provisions and area regulations of this district.

(b) Single-family detached dwellings and other uses in compliance with all provisions and area regulations of the R-1500-M Residential District.

(c) Rainwater harvesting system, subject to the regulations in Chapter 6 of the Code of Ordinances.

(Ord. No. 2376-A, § 2, 10-17-83; Ord. No. 2816-A, § 13, 1-14-91; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3809, § 11, 2-28-11)

Sec. 2. Building regulations.

(a) *Minimum size.* The minimum area of the principal building shall be 1,500 square feet, exclusive of garages, breezeways and servants' quarters.

(b) *Type of materials.*

(1) *Principal building.* For property platted after January 27, 2003, the effective date of adoption of Article XXII-F, or for any single-family residential structure which is reconstructed, regardless of the date the property was platted, the principal building shall be subject to the standards of Article XXII-F Residential Exterior Construction Standards. For property platted on or before January 27, 2003, the exterior walls for the principal building, excluding windows and doors, shall be constructed of a minimum 75 percent masonry construction below the first floor ceiling plate line, provided, however, that chimneys for newly constructed single-family dwellings or additions to existing dwellings shall be of 100 percent masonry construction. No one wall may be less than 50 percent masonry construction unless said wall is on a porch, patio, courtyard, or breezeway, in which event, said wall may be of nonmasonry construction.

(2) *Accessory buildings*. For accessory buildings in excess of 150 square feet, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry construction. Accessory buildings of 150 square feet or less may be of non-masonry construction or may be of all metal with baked-on or pre-painted surface. Detached garages built to replace garages which are enclosed or converted to living space as required herein shall be constructed of brick, stone, cementitious materials or a combination thereof in proportions similar to those on the principal building and the detached garage shall be architecturally compatible with the principal building as determined by the chief building official or designee.

(3) *Greenhouses.* A greenhouse may be constructed of material approved by the chief building official provided the structure is used exclusively as a greenhouse and

maintained as such. In the event a greenhouse is converted to another use, it must be made to comply with the preceding paragraph.

(4) *Nonresidential structures.* Structures other than dwelling units, including, but not limited to, churches, schools, childcare facilities and hospitals, shall comply with the building regulations of the LR-M(1) district.

(Ord. No. 2376-A, § 2, 10-17-83; Ord. No. 2816-A, § 13, 1-14-91; Ord. No. 3267-A, § 1, 12-13-99; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3412-A, § 2, 1-27-03; Ord. No. 3448, § 1, 1-26-04)

Sec. 3. Height regulations.

(a) *Principal building.* No principal building shall exceed two stories in height. The first story shall not exceed 25 feet in height. The second story shall not exceed 15 feet in height.

(b) *Accessory buildings.* Accessory buildings shall be a maximum of one story in height. Accessory buildings of 150 square feet or less shall not exceed 12 feet in height. Accessory buildings of more than 150 square feet shall not exceed 25 feet in height.

(Ord. No. 2376-A, § 2, 10-17-83; Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Area regulations.

(a) *Area of the lot.* The minimum area of the lot shall be not less than 5,000 square feet.

(b) *Width of the lot.* The minimum width of the lot shall be 50 feet.

(c) *Depth of the lot.* The minimum depth of the lot shall be 100 feet. Lots located on cul-de-sac circles may be less than 100 feet in depth, provided one side of the lot is at least 100 feet in depth and provided the lot meets width and area requirements.

(d) *Lot coverage.* The lot coverage of all buildings shall not exceed 50 percent of the area of the lot, estate, or other land on which the same is situated.

(e) *Front setback.*

(1) There shall be a front setback having a minimum depth of 15 feet.

(2) The ordinary projections of a roof eave or cornice may extend into the required front setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend into the required front setback a maximum of two feet.

(3) Exceptions to the front setback requirement shall be the same as in the R-1500-M Residential District.

(f) *Side setback.*

(1) There shall be a side setback on one side of the lot of at least ten feet, except that on any side adjacent to a street, a setback of 15 feet must be provided. Adjacent to an alley, a seven-foot setback shall be required from said alley. The ordinary projections of a roof eave or cornice may extend into the required ten-foot side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend a maximum of two feet into the required ten-foot side setback.

(2) A building shall be built on the property line on one side of the lot, hereinafter called the zero side. The side of the structure located on the zero side shall contain no openings, appendages or overhangs. There shall be a minimum separation of ten feet between all buildings. A masonry wall at least seven feet in height shall be constructed on the zero side form the front building line to a point within six feet of the rear property line. Said wall shall be required for any structure which has a setback of less than seven feet on the designated zero side. This wall may include the main structural wall of the building.

(3) When lots are platted or in other ways created, adequate easements up to three feet in width for structural overhang and structural maintenance shall be dedicated on those lots wherein a zero side yard is adjacent to the lot being platted or created.

(4) Each adjacent lot shall provide a roof eave and access easement, a minimum of three feet in width, adjacent to the zero setback side to allow the property owner access for maintenance of the dwelling. The roof eave may encroach 16 inches into the easement. A gutter and down spout shall be required along the zero setback side to ensure drainage is handled on the owner's property and said gutter system is not included in the calculation of the eave encroachment.

(5) Swimming pool equipment may be located in the side setback a minimum of three feet from any side lot line. Additional requirements relative to the location of swimming pools and pool equipment are stated in article I, section 5.

(6) No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.

(g) *Rear setback.* There shall be a rear setback having a depth of not less than 20 feet, except:

(1) The ordinary projections of a roof eave or cornice may extend into the required rear setback a maximum of two feet. A fireplace, windowsill, box or bay window, and other architectural features not more than ten feet in width may extend into the required rear setback a maximum of two feet.

(2) Where a detached garage, detached carport, attached carport or any other accessory building extends into the rear setback area, a minimum setback of three feet shall be provided from the side lot line and a minimum setback of three feet shall be provided from the rear lot line or 18 inches if the rear lot line is adjacent to an alley.

(3) Swimming pool equipment may be located in the rear setback a minimum distance of three feet from the rear lot line or 18 inches if adjacent to an alley. Additional requirements relative to the location of swimming pools and pool equipment are stated in article I, section 5.

(4) No rear setback shall be required for air conditioning equipment or an uncovered porch or patio.

(h) *Parking regulations*.

(1) Two off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on the lot in an enclosed garage structure behind the front building line to accommodate two motor vehicles for each dwelling unit. The garage may be either attached to or detached from the principal building.

(2) Adequate paved area must be provided for maneuvering of the vehicles into the enclosed garage structure. Alley pavement may be used as part of the required paved area for maneuvering as determined by the building official, provided:

a. Where the parking space is nine feet in width and 18 feet in length, the pavement for maneuvering shall be a minimum 18 feet in width and 24 feet in length, measured perpendicular to the entry opening of a garage or the supporting member of a carport or other motor vehicle storage structure, and may include the alley pavement adjacent to the lot.

b. As an alternative, two off-street parking spaces, each a minimum of 12 feet in width and 18 feet in length, may be provided and the pavement for maneuvering shall be a minimum of 24 feet in width and 18.5 feet in length, measured perpendicular to the entry opening of a garage or the supporting member of a carport or other motor vehicle storage structure, and may include the alley pavement adjacent to the lot.

(3) Where a parking space is entered from a side street, the parking space shall be no closer than 20 feet from the side lot line adjacent to the street.

(4) Where driveways or off-street parking spaces are located in the front yard after enclosure or conversion of a garage or carport, the driveway and/or the off-street parking spaces shall either be removed or reconfigured to provide access to the new required two off-street parking spaces within the enclosed garage structure. No head-in or dead-end driveways or parking spaces shall be permitted in the front yard.

(Ord. No. 2376-A, § 2, 10-17-83; Ord. No. 2816-A, § 13, 1-14-91; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3448, § 1, 1-26-04)

Sec. 5. Special requirements.

(a) Reserved.

(b) Reserved.

(c) In no instance shall the density in an RP-1500-M district exceed five and one-half dwelling units per acre.

(Ord. No. 2376-A, § 2, 10-17-83; Ord. No. 3598, § 3, 3-26-07)

End of Article XII-B