

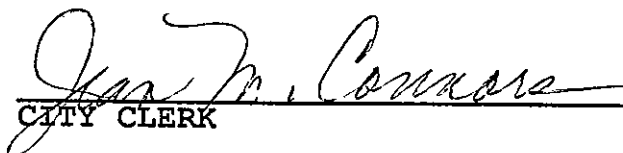
CITY OF ST. CHARLES

ORDINANCE NO. 1988-Z-8

AN ORDINANCE AMENDING TITLE 17, "ZONING", OF
THE ST. CHARLES MUNICIPAL CODE REGARDING
ESTATE AND RESIDENTIAL DISTRICT AMENDMENTS AND
DELETING THE M-2 GENERAL MANUFACTURING DISTRICT

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 1st DAY OF AUGUST, 1988

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 11th DAY OF
AUGUST, 1988.


CITY CLERK

(S E A L)

7-18-88

Ordinance No. 1988-Z-8
Page 1

DATE OF PUBLICATION 8/11/88
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REFER TO:
MINUTES 8-1-88
PAGE _____

**AN ORDINANCE AMENDING TITLE 17, "ZONING",
OF THE ST. CHARLES MUNICIPAL CODE
REGARDING ESTATE AND RESIDENTIAL DISTRICT AMENDMENTS
AND DELETING THE M-2 GENERAL MANUFACTURING DISTRICT**

WHEREAS, a Petition dated April 28, 1987, as amended, has been filed for amending Title 17, "Zoning", of the St. Charles Municipal Code regarding estate and residential zoning districts and the deletion of the M-2 General Manufacturing District; and

WHEREAS, the Plan Commission of the City of St. Charles has held a public hearing on said Petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. That Title 17, "Zoning", of the St. Charles Municipal Code be and is hereby amended as follows:

A. Delete Sections 17.02.050, 17.02.060, 17.02.070, 17.02.080, 17.02.100, and 17.02.120 and substitute the following:

"17.02.050 More than one principal building on lot.

In residence districts, there shall be no more than one principal building per lot. In all districts except residence districts, more than one building may be erected on a single lot, provided that yard and other requirements hereof shall be met for each building as though it were a principal building on an individual lot.

"17.02.060 Allowable Uses.

No building, structure or land shall be devoted to any use other than one which is specified as a permitted use in the zoning district in which such building, structure, or land is located, except as follows:

- A. Nonconforming uses, as provided in this Title.
- B. Special Uses, specified as a special use in the zoning district in which such building, structure, or land is located, after the granting of a special use as provided in this Title 17.

"17.02.070 Scope of Regulations.

All uses of buildings, structures, and land established hereafter, all buildings, structures, and improvements to land constructed or erected hereafter, and all existing buildings and structures raised, moved, reconstructed, extended, enlarged, or altered hereafter, shall conform to all regulations hereof and all amendments to this Title pertaining to the zoning district in which such buildings, structures, and land are located. However, where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this Title or any amendment thereto, and where construction has been begun within six months of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with said permit; and further, upon completion may be occupied for the use originally designated, subject to the provisions of Chapter 17.40 of this Title.

"17.02.080 Lot of Record - Single Family Use

In residence districts a lot which was of record on May 23, 1960, even though not meeting the requirements of this Title as to minimum lot area and/or minimum lot width, may be used for a detached single family dwelling provided such dwelling conforms with all other regulations of the district in which it is located.

"17.02.100 Accessory Buildings and uses.

- A. Accessory uses shall not be established prior to the establishment of the principal use, and shall not include the keeping, propagation, or culture of poultry, cattle, goats, sheep, pigs, horses, or other livestock, whether for profit or not for profit, except that horses may be kept only as specified in the E1, E2, and E3 district regulations.
- B. No accessory building, unless it is structurally a part of the principal building and unless it conforms with requirements of accessory buildings for special uses, shall be erected or altered at nor moved to a location within ten feet of the nearest wall of the principal building, nor within the required area for front or side yard of the lot as set forth for the district; and in residence districts, an accessory building in a rear yard shall be not less than five feet from any property line.
- C. No accessory building shall encroach upon that side yard

of a corner lot which is adjacent to the street, nor upon that side yard of a reversed corner lot which is adjacent to the street, nor upon the rear yard of a through lot.

- D. No accessory building shall have more than one story nor exceed seventeen feet in height, unless otherwise permitted as an accessory to business and manufacturing uses, or to authorized special uses.

"17.02.120 Yards - Permitted obstructions.

For the purpose of this Title, the following shall be permitted obstructions when located in the yards indicated, except that accessory buildings or structures may occupy not more than thirty percent of a rear yard:

- A. In any yard:
 - 1) stairs, chimneys, overhanging roof eaves, bay windows, marquees and awnings attached to a principal building if they do not project more than thirty inches into the required yard;
 - 2) fences to the extent permitted by the provisions of this Title;
 - 3) signs to the extent permitted by the provisions of this Title;
 - 4) ornamental light standards, flagpoles, trees, and shrubs, except on corner lots trees and shrubs shall be no higher than thirty inches above the centerline grade of the intersecting streets if located in the portion of a required front yard or side yard situated within a triangle with the two sides paralleling the abutting streets being no more than twenty feet each from the corner of the lot formed by the intersection of the two street rights-of-way abutting the lot.
- B. In front yards and side yards abutting a street: no other obstructions shall be permitted;
- C. In interior side yards: open accessory off-street parking spaces.
- D. In rear yards, except that when a rear yard adjoins a street, the following shall not be located closer to a street than the distance required on the lot for a side yard adjoining a street:
 - 1) unroofed decks not exceeding four feet above adjoining grade, open patios, detached private garages, and open accessory off-street parking spaces;
 - 2) accessory sheds, tool rooms, or other similar accessory buildings;
 - 3) private swimming pools in accordance with provisions of this Title and other applicable ordinances of the city;
 - 4) recreational and laundry drying equipment, statuary, arbors and trellises."

B. Add Sections 17.04.007, 17.04.008, and 17.04.009 as follows:

"17.04.007 Accessory Building:

"Accessory building" means a building which:

1. Is subordinate to and incidental to a principal building or use; and
2. Is subordinate in area, extent and purpose to the principal building or principal use; and
3. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use; and
4. Is located on the same lot as the principal building or principal use, except for such accessory parking facilities as are specifically authorized to be located elsewhere.

"17.04.008 Accessory Structure:

"Accessory structure" means a structure which:

1. Is subordinate to and incidental to a principal building or use; and
2. Is subordinate in area, extent and purpose to the principal building or principal use; and
3. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use; and
4. Is located on the same lot as the principal building or principal use, except for such accessory parking facilities as are specifically authorized to be located elsewhere.

"17.04.009 Accessory Use:

"Accessory use" means a use which:

1. Is subordinate to and incidental to a principal use; and
2. Is subordinate in area, extent and purpose to the principal use; and
3. Contributes to the comfort, convenience or necessity of the principal use; and
4. Is located on the same lot as the principal use, except for such accessory parking facilities as are specifically authorized to be located elsewhere."

C. Delete Sections 17.04.060, 17.04.065, 17.04.070, 17.04.075, 17.04.080, 17.04.095, 17.04.100, 17.04.140, 17.04.145, 17.04.150, 17.04.155, 17.04.160, 17.04.165, 17.04.170, 17.04.270, 17.04.290, 17.04.295, 17.04.350, 17.04.490, 17.04.515, 17.04.520, 17.04.522, 17.04.525, and 17.04.530 and substitute the following:

"17.04.065 Building.

"Building" means a structure constructed for shelter or enclosure of persons or movable property of any kind, and which is attached to a foundation.

"17.04.080 Building, detached.

"Detached building" means a building surrounded by open space; a building connected to another building only by an unenclosed structure shall be deemed to be a separate detached building.

"17.04.088 Building line.

"Building Line" means a line within the lot parallel to a lot line abutting a street right of way, which is separated from such lot line by the depth of the required front yard or other required yard abutting a street, as the case may be.

"17.04.095 Building, residential.

"Residential building" means a building containing one or more dwelling units. "Residential building" shall not be deemed to include hotels, motels, rooming houses, nursing homes, dormitories, and trailers.

"17.04.100 Building, temporary.

"Temporary building" means a structure constructed for shelter or enclosure of persons or movable property of any kind, and which is not attached to a foundation.

"17.04.145 Dwelling unit.

"Dwelling unit" means a single unit in a residential building which includes independent living facilities for one family, and which includes provisions for sleeping, cooking and sanitation.

"17.04.150 Dwelling, attached single family.

"Attached single family dwelling" means a residential building containing three or more dwelling units, each of which has a separate entrance to the exterior and its own ground floor living space.

"17.04.155 Dwelling, detached single family.

"Detached single family dwelling" means a detached residential building containing one dwelling unit.

"17.04.160 Dwelling, multiple-family.

"Multiple-family dwelling" means a residential building containing three or more dwelling units, each of which may connect to a common corridor or entranceway.

"17.04.165 Dwelling, two family.

"Two family dwelling" means a residential building

containing two dwelling units.

"17.04.270 Lot.

"Lot" means a parcel of land which is designated by its owner at the time of application for a building permit as a tract all of which is to be developed and used as one parcel under single ownership. A lot may consist of a) a single lot of record or b) a combination of contiguous complete lots of record. A lot shall have frontage on a public street, or on an approved private street.

"17.04.290 Lot line.

"Lot line" means a property boundary line of a lot; except that where any portion of the lot extends into an abutting street or alley, the lot line shall be deemed to be the established or existing street or alley right of way line.

"17.04.295 Lot line, front.

"Front lot line" means the lot line which abuts an existing or dedicated street. In the case of a corner lot, the front lot line shall be as established on the plat of subdivision; if a front lot line was not established on the plat of subdivision, the front lot line shall be established by the owner at the time of application for a building permit.

"17.04.308 Lot of Record.

"Lot of Record" means a lot which is part of a recorded subdivision, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

"17.04.318 Lot Width.

"Lot Width" means the distance between the side lot lines measured by a straight line drawn between the intersections of the side lot lines with the front building line.

"17.04.350 Nameplate.

"Nameplate" means a sign indicating the name and address of a building and/or the name of an occupant thereof.

"17.04.419 Setback.

"Setback" means a required minimum distance from a lot line to a building, structure, or other improvement on a lot.

"17.04.515 Yard.

"Yard" means a required open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except for obstructions specifically permitted in this title. A yard extends along a lot line for a depth as specified for the district in which such lot is located.

"17.04.520 Yard, front.

"Front yard" means a yard extending the full width of the lot between side lot lines for the required minimum depth measured perpendicular to the front lot line.

"17.04.522 Yard, interior side.

"Interior side yard" means a side yard which does not abut a street right of way.

"17.04.525 Yard, rear.

"Rear yard" means a yard extending the between the side lot lines for the required minimum depth measured perpendicular to the rear lot line.

"17.04.530 Yard, side.

"Side yard" means a yard extending along a side lot line between the front yard and the rear yard, for the required minimum depth measured perpendicular to the side lot line."

D. Renumber all references to Chapter "17.06" as "17.02".

E. Renumber Section "17.06.020" as "17.02.180."

F. Delete Sections 17.06.010, 17.06.030, 17.06.040, 17.06.050, 17.06.060, 17.06.070, 17.06.080, and substitute the following:

"17.02.170 Zoning Districts Established.

In order to carry out the purposes and provisions of this Title, the city is divided into the following zoning districts:

A. Residence Districts.

1. E1 single-family estate
2. E2 single-family estate
3. E3 single-family estate
4. R1A single family residence
5. R1 single-family residence
6. R2A single family residence
7. R2 single-family residence
8. R3 two-family residence
9. R4A attached single family residence
10. R4 general residence
11. R5 apartment residence

B. Business Districts.

1. B1 local business
2. B2 community business
3. B2-C central business
4. B2-T transitional business
5. B3 service business
6. B4 special service

C. Office-Research Districts.

1. OR-1 office-research
2. OR-2 office research

D. Manufacturing District.

1. M1 limited manufacturing

"17.02.190 Boundaries.

When uncertainty exists with respect to the boundaries of the various districts, as shown on the zoning district map, the following rules shall apply:

- A. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- B. Boundaries indicated as approximately following streets,

- highways, or alleys shall be construed to follow the center lines of such street, highway or alley.
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
 - D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
 - E. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately in the center of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow the center lines of such streams, rivers, canals, lakes, or other bodies of water
 - F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map;
 - G. Where physical features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections A through F above, the Board of Zoning Appeals shall interpret the district boundaries.
 - H. Where a district boundary line divides a lot of one ownership, the regulations for either portion of the lot may, in the owner's discretion, extend to the entire lot, but not more than twenty-five feet beyond the boundary of the district.

"17.02.200 Annexed territory.

All real estate which is annexed to the city shall be automatically classified in the E1 single family estate district upon annexation, unless otherwise classified by amendment.

"17.02.210 Uses permitted in all districts.

The following uses are permitted in any district without limitation as to minimum lot area: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, and other similar distribution equipment for public utilities, provided that the installation thereof shall comply with the requirements of the applicable administrative authorities."

G. Renumber all references to Chapter "17.08" as "17.06".

H. Delete chapters 17.10 through 17.18 and replace with the following designated as chapters 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, and 17.18 as follows:

"Chapter 17.07

**"E1 SINGLE-FAMILY
ESTATE DISTRICT**

Sections:

- 17.07.005 Purpose.
- 17.07.010 Permitted uses.
- 17.07.020 Special uses.
- 17.07.030 Lot area.
- 17.07.040 Lot width.
- 17.07.050 Floor area ratio
- 17.07.060 Building height.
- 17.07.070 Ground floor area per dwelling.
- 17.07.080 Front yard
- 17.07.090 Side yards
- 17.07.100 Rear yard

"17.07.005 Purpose.

The purpose of the E1 single family estate district is to accommodate estate residential development in the City.

"17.07.010 Permitted uses.

Permitted uses in the E1 district are as follows:

- A. Single-family detached dwellings;
- B. Parks and playgrounds;
- C. Schools: elementary, junior high, and high (nonboarding);
- D. Temporary buildings for construction purposes for a period not to exceed the period of such construction;
- E. Accessory uses including but not limited to:
 - 1. Off-street parking and off street loading as regulated in Chapter 17.38;
 - 2. Home occupations, as regulated in Chapter 17.06;
 - 3. Signs as regulated in Chapter 17.06;

"17.07.020 Special uses.

Special uses in the E1 district are as follows:

- A. Churches
- B. Golf courses, but not including commercially-operated driving ranges, miniature golf courses, or lighted par-three golf courses for night play;
- C. Planned unit developments;
- D. Schools, private, boarding;
- E. Utility and public service uses including:
 - 1. Electric substations and distribution centers,
 - 2. Fire stations,
 - 3. Radio and television towers,
 - 4. Microwave relay towers and telephone transmission

- equipment buildings,
5. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants - municipal;
- F. Agriculture on lots of ten acres or more, provided the following standards are met:
1. Agriculture in this district shall mean the cultivation of the soil for the production of crops in the open, including truck gardens and nurseries;
 2. No livestock or poultry shall be kept, except as specifically permitted herein;
 3. No offensive odors or dust shall be created;
 4. No retail sales of agricultural products shall be conducted on the premises.
- G. Horse stables, private, as an accessory use to a single family detached dwelling, on lots not less than two acres provided the following standards are met:
1. Not more than one horse shall be kept for each fenced acre of pasture and not more than four horses over the age of nine months shall be kept on the premises.
 2. Not more than 50 per cent of the area of the lot shall be devoted to the keeping of horses.
 3. All structures used for the shelter of horses, and all storage areas for manure, shall be located a minimum of 90 feet from side and rear lot lines and 150 feet from front lot lines.
 4. Adequate utility services and drainage facilities, as determined by the City Engineer, must be provided.
 5. The method of manure storage and removal shall meet the requirements of the St. Charles Municipal Code and of the Illinois Environmental Protection agency, and must be conducted so as not to be offensive or injurious to public health.

"17.07.030 Lot area.

The minimum lot area in the E1 district shall be four acres, except that there shall be no minimum lot area for utility and public service uses.

"17.07.040 Lot width.

The minimum lot width in the E1 district shall be two hundred fifty feet, except that there shall be no minimum lot width for utility and public service uses.

"17.07.050 Floor area ratio

The maximum floor area ratio in the E1 district shall be 0.10.

"17.07.060 Building height.

The maximum building height for permitted uses in the E1 district shall be two and one-half stories or thirty feet, whichever is lower. There shall be no maximum building height for special uses in the E1 district, except as may be provided by an ordinance granting a special use.

"17.07.070 Ground floor area per dwelling.

The minimum ground floor area per dwelling in the E1 district shall be as follows:

- A. One-story dwelling without cellar, not less than two thousand (2,000) square feet;
- B. One-story dwelling with cellar, not less than one thousand seven hundred fifty (1,750) square feet;
- C. Dwellings having more than one story, not less than one thousand five hundred (1,500) Square feet.

"17.07.080 Front yard

The minimum front yard depth in the E1 District shall be forty feet, except that for buildings which exceed thirty feet in height the front yard depth shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.07.090 Side yards

The minimum side yard widths in the E1 district shall be as follows:

- A. Interior side yards: two side yards having a minimum width of thirty feet each;
- B. Side yards abutting a street, forty feet;
- C. For buildings which exceed thirty feet in height, the required width of each side yard shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.07.100 Rear yard

The minimum rear yard depth in the E1 district shall be fifty feet, except that for buildings which exceed thirty feet in height the rear yard depth shall be increased by two feet for each additional one foot of building height over thirty feet."

"Chapter 17.08

**"E2 SINGLE-FAMILY
ESTATE DISTRICT**

Sections:

- 17.08.005 Purpose
- 17.08.010 Permitted uses.
- 17.08.020 Special uses.
- 17.08.030 Lot area.
- 17.08.040 Lot Width.
- 17.08.050 Floor area ratio
- 17.08.060 Building height.
- 17.08.070 Ground floor area per dwelling.
- 17.08.080 Front yard
- 17.08.090 Side yard
- 17.08.100 Rear yard

"17.08.005 Purpose.

The purpose of the E2 single family estate district is to accommodate estate residential development in the City.

"17.08.010 Permitted uses.

Permitted uses in the E2 district shall be as follows: uses permitted in the E1 district.

"17.08.020 Special uses.

Special uses in a E2 district shall be as follows: Special uses allowed in the E1 district.

"17.08.030 Lot area.

The minimum lot area in the E2 district shall be two acres, except that there shall be no minimum lot area for utility and public service uses.

"17.08.040 Lot width.

The minimum lot width in the E2 district shall be one hundred sixty-five feet, except that there shall be no minimum lot width for utility and public service uses.

"17.08.050 Floor area ratio

The maximum floor area ratio in the E2 district shall be 0.20.

"17.08.060 Building height.

The maximum building height for permitted uses in the E2 district shall be two and one-half stories or thirty feet, whichever is lower. There shall be no maximum building height for special uses in the E2 district, except as may be provided by an ordinance granting a special use.

"17.08.070 Ground floor area per dwelling.

The minimum ground floor area per dwelling in the E2 district shall be as follows:

- A. One-story dwelling without a cellar, eighteen hundred (1,800) square feet;
- B. One-story dwelling with a cellar, sixteen hundred (1,600) square feet;
- C. Dwellings having more than one story, one thousand two hundred and fifty (1,250) square feet.

"17.08.080 Front yard

The minimum front yard depth in the E2 District shall be forty feet, except that for buildings which exceed thirty feet in height the front yard depth shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.08.090 Side yards

The minimum side yard widths in the E2 district shall be as follows:

- A. Interior side yards: two side yards having a minimum width of twenty-five feet each;
- B. Side yards abutting a street, forty feet;
- C. For buildings which exceed thirty feet in height, the required width of each side yard shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.08.100 Rear yard - Single-family dwellings.

The minimum rear yard depth in the E2 district shall be fifty feet, except that for buildings which exceed thirty feet in height the rear yard depth shall be increased by two feet for each additional one foot of building height over thirty feet."

"Chapter 17.09

**"E3 SINGLE-FAMILY
ESTATE DISTRICT**

Sections:

- 17.09.005 Purpose
- 17.09.010 Permitted uses.
- 17.09.020 Special uses.
- 17.09.030 Lot area.
- 17.09.040 Lot width
- 17.09.050 Floor area ratio
- 17.09.060 Building height
- 17.09.070 Ground floor area per dwelling.
- 17.09.080 Front yard
- 17.09.090 Side yards
- 17.09.100 Rear yard

"17.09.005 Purpose.

The purpose of the E3 single family estate district is to accommodate estate residential development in the City.

"17.09.010 Permitted uses.

Permitted uses in the E3 district shall be as follows: uses permitted in the E1 district.

"17.09.020 Special uses.

Special uses in the E3 district shall be as follows:
Special uses allowed in the E1 district.

"17.09.030 Lot area.

The minimum lot area in the E3 district shall be one and one quarter acres (54,450 square feet), except that there shall be no minimum lot area for utility and public service uses.

"17.09.040 Lot width.

The minimum lot width in the E3 district shall be one hundred thirty-two feet, except that there shall be no minimum lot width for utility and public service uses.

"17.09.050 Floor area ratio

The maximum floor area ratio in the E3 district shall be 0.30.

"17.09.060 Building height.

The maximum building height for permitted uses in the E3 district shall be two and one-half stories or thirty feet, whichever is lower. There shall be no maximum building height for special uses in the E3 district, except as may be provided by an ordinance granting a special use.

"17.09.070 Ground floor area per dwelling.

The minimum ground floor area per dwelling in the E3 district shall be as follows:

- A. One-story dwelling without a cellar, not less than eighteen hundred (1,800) square feet;
- B. One-story dwelling with cellar, not less than sixteen hundred (1,600) square feet;
- C. Dwellings having more than one story, not less than one thousand two hundred and fifty (1,250) square feet.

"17.09.080 Front yard

The minimum front yard depth in the E3 district shall be forty feet, except that for buildings which exceed thirty feet in height the front yard depth shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.09.090 Side yards

The minimum side yard widths in the E3 district shall be as follows:

- A. Interior side yards: two side yards having a minimum width of twenty feet each;
- B. Side yards abutting a street, forty feet;
- C. For buildings which exceed thirty feet in height, the required width of each side yard shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.09.100 Rear yard

The minimum rear yard depth in the E3 district shall be fifty feet, except that for buildings which exceed thirty feet in height the rear yard depth shall be increased by two feet for each additional one foot of building height over thirty feet."

"Chapter 17.10

**"R1-A SINGLE-FAMILY
RESIDENCE DISTRICT**

Sections:

- 17.10.005 Purpose
- 17.10.010 Permitted uses.
- 17.10.020 Special uses.
- 17.10.030 Lot area.
- 17.10.040 Lot width
- 17.10.050 Floor area ratio
- 17.10.060 Building height
- 17.10.070 Ground floor area per dwelling.
- 17.10.080 Front yard
- 17.10.090 Side yards
- 17.10.110 Rear yard

"17.10.005 Purpose.

The purpose of the R1-A single family estate district is to accommodate low density residential development in the City.

"17.10.010 Permitted uses.

Permitted uses in the R1-A district shall be as follows: uses permitted in the E1 district.

"17.10.020 Special uses.

Special uses in the R1-A district shall be as follows:

- A. Churches;
- B. Golf courses, but not including commercially-operated driving ranges, miniature golf courses, or lighted par-three golf courses for night play;
- C. Planned unit developments;
- D. Schools, private, boarding;
- E. Utility and public service uses including:
 - 1. Electric substations and distribution centers,
 - 2. Fire stations,
 - 3. Radio and television towers,
 - 4. Microwave relay towers and telephone transmission equipment buildings,
 - 5. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants - municipal.

"17.10.030 Lot area.

The minimum lot area in the R1-A district shall be thirty thousand (30,000) square feet, except that there shall be no minimum lot area for utility and public service uses.

"17.10.040 Lot width.

The minimum lot width in the R1-A district shall be one hundred twenty-five feet.

"17.10.050 Floor area ratio

The maximum floor area ratio in the R1-A district shall be 0.30.

"17.10.060 Building height.

The maximum building height for permitted uses in the R1-A district shall be two and one-half stories or thirty feet, whichever is lower. There shall be no maximum building height for special uses in the R1-A district, except as may be provided by an ordinance granting a special use.

"17.10.070 Ground floor area per dwelling.

The minimum ground floor area per dwelling in the R1-A district shall be as follows:

- A. One-story dwelling without a cellar, one thousand six hundred (1,600) square feet;
- B. One-story dwelling with cellar, one thousand five hundred (1,500) square feet;
- C. Dwellings having more than one story, one thousand (1,000) square feet.

"17.10.080 Front yard

The minimum front yard depth shall be forty feet, except that for buildings which exceed thirty feet in height the front yard depth shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.10.090 Side yards

The minimum side yard widths in the R1-A District shall be as follows:

- A. Interior side yards: two side yards having a minimum width of fifteen feet each;
- B. Side yards abutting a street, forty feet;
- C. For buildings which exceed thirty feet in height, the required width of each side yard shall be increased by two feet for each additional one foot of building height over thirty feet.

"17.10.100 Rear yard

The minimum rear yard depth in the R1-A district shall be fifty feet, except that for buildings which exceed thirty feet in height the rear yard depth shall be increased by two feet for each additional one foot of building height over thirty feet."

