

Section 31. Residential 7 (R-7) Zone

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(Amended 8/3/11)

The R-7 Zone is primarily intended for residential use. The intention of this zone is to prohibit any business other than home occupation. Schools, churches and institutions of like nature are a permitted use because it is felt that they would not be detrimental to the residential atmosphere.

A. Minimum Lot Size

All lots in the R-7 zone shall be a minimum of 7,000 square feet.

B. Residential Density

1. All lots in the R-7 Zone shall be limited to one single family dwelling unit per lot.
2. All lots shall not exceed a lot coverage requirement of 50 percent.

C. Minimum Lot Width

All lots in the R-7 Zone shall have a minimum lot width of 50 feet at the minimum building line.

D. Building Setback Requirements

Subject to the provisions of the section on Residential Zones - General Provisions and this section, no portion of any building shall be located on any lot closer to any lot line than is authorized in the tables set forth in this section.

Interior Lots:

Zone	Front Setback	Rear Setback	Side Setback	Lot Coverage
R-7	25 ft	15 ft	7 ft	50 %

Corner Lots:

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback	Lot Coverage
R-7	25 ft	15 ft	7 ft	7 ft	50%

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Double Frontage Lots:

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback	Lot Coverage
R-7	25 ft	15 ft	7 ft	50%

E. Accessory Building Setback Requirements

All accessory buildings must comply with the lot setback requirements set forth in subsection D of this section with the exception of the side and rear setbacks which shall be a minimum of 5 feet.

F. Building Height Limitations:

1. Building height in the R-7 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.

G. Permitted Uses:

Churches*
Community Docking Facility (Minor)
Day care centers, nurseries*
Dwellings, single
Family Care Homes
Family Childcare Home
Golf courses
Governmental uses and operations such as fire stations, maintenance or operation facilities and similar governmental facilities
Home occupations
Library, public
Parks, playgrounds, public & private
Schools, public and private*
Telecommunications Antenna, Collocation on Existing Tower
Telecommunications Antenna, Placement on Existing Building
Telecommunications Tower, Stealth
Temporary Real Estate/Construction Offices
Utility, Minor

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H. Special Uses

Clubs, lodges, other civic organizations, operation on a non-profit basis
Community Docking Facility (Major)
Telecommunications Tower, Freestanding
Temporary convalescent housing
Temporary refreshment stands

* Will require special use permit if located in the Flight Path Overlay District. Special use for day care center and nurseries is only required if more than 30 children, assembly halls and coliseums if more than 150 seats, hotels and motels if more than 3 stories, retail establishments or department and variety stores if more than 500,000 square feet.