



R-7 SINGLE FAMILY RESIDENTIAL ZONE	
Minimum Front and Rear Yards.....	20 Feet
Minimum Side Yard.....	5 Feet, and sum of 2 sides = 13 Feet
Minimum Interior Yard (corner lots).....	5 Feet and 8 feet location determined by developer
Minimum Lot Size.....	7,000 square feet
Minimum Width at Building Line.....	60 Feet
Minimum Lot Depth.....	90 Feet
Maximum Lot Coverage.....	45 percent of interior lot
	50 percent of corner lot
Minimum Density.....	5 Dwelling Units Per Net Acre
Maximum Building Height.....	35 Feet or 2 1/2 stories

Residential Zone R-7

Section 14. Uses Permitted Outright. A use permitted outright in a R-10 zone is permitted outright in a R-7 zone.

Section 15. Conditional Uses Permitted. A use permitted as conditional in a R-10 zone is permitted as a conditional use in a R-7 zone.

(1) (Deleted by Ord. No. 4213/3-84.)

(2) Mixed Use Residential/Commercial Development, on sites smaller than two acres, within the Station Area Interim Protection District. (Added by Ord. No. 4223/4-94.)

Section 15A. Minimum and Maximum Densities. In the R-7 zone, the minimum density standard is 5 dwelling units per net residential acre. The maximum density standard is 6.25 dwelling units per net residential acre. (Added by Ord. No. 4902/5-00; Amended by Ord No.5778/8-07)

Section 16. Signs. (Deleted by Ord. No. 5676-10-06. See Municipal Code Chapter 15.20.)

Section 17. Lot Size. In a R-7 zone, the lot size shall be as follows:

(1) The minimum average lot area shall be 7,000 sq. ft. However, in a newly platted or replatted subdivision of eight lots or more lot areas and widths shall be varied as specified in the Lot Dimension and Setback Variation Requirements adopted under Subdivision Ordinance Article VII. (Amended by Ord. No. 3029/8-79.)

(2) The minimum lot widths at the front building line shall average 60 feet.

(3) The minimum lot depth shall average 90 feet.

(4) Notwithstanding the dimensional and area standards set forth in subsections (1) through (3) above, approved duplex lots may be split in order to allow for dual ownership, provided that the parent parcel meets or exceeds the minimum average lot area and width specified in Subsections 1 and 2. The dwelling units shall have a common wall at the zero lot line. (Added by Ord. No. 3395/10-83.)

(Section 17 Amended by Ord. No. 5778/8-07)

Section 18. Setback Requirements. Except as provided in Sections 88 and 93, in a R-7 zone the yards shall be as follows:

(1) The front yard shall be a minimum of 20 feet, except as provided in Subsection 7 of this Section.

(2) The side yard shall be a minimum of five feet, and the sum of the two side yards shall be a minimum of 13 feet, except as provided in Subsection 7 of this Section. (Amended by Ord. No. 2350/4-70.)

(3) The rear yard shall be a minimum of 20 feet.

(4) All corner lots shall have one interior yard of not less than five feet and one interior yard of not less than eight feet, the location of which to be determined by the developer, except as provided in Subsection 7 of this Section. (Added by Ord. No. 2350/4-70.)

(5) All corner lots shall have front yards of not less than 20 feet, except as provided in

Subsection 7 of this Section. (Added by Ord. No. 2350/4-70.)

(6) All duplex lots shall meet the setback requirements established in Subsections (1) through (5) above, except that the setback for the zero lot line shall be waived. (Added by Ord. No. 3395/10-83.)

(7) In a newly platted or replatted subdivision of eight lots or more, front yards shall be varied, and side yards may be varied, as specified in the Lot Dimension and Setback Variation Requirements adopted under Subdivision Ordinance Article VII. (Added by 5778/8-07)

(Section 18 Amended by Ord. No. 5778/8-07)

Section 19. Height of Building. In a R-7 zone buildings shall not exceed a height of 35 feet or two and a half stories, whichever is less.

Section 20. Lot Coverage. In an R-7 zone buildings shall not occupy more than 45 percent of the area of an interior lot nor 50 percent of a corner lot. (Amended by Ord. No. 4902/5-00.)