

# TITLE 20 – ZONING ORDINANCE OF GENOLA

## CHAPTER 13 RESIDENTIAL ZONE – R-1

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### 20.13.01 **PURPOSE**

The R-1 Residential Zone is established to provide areas where residential uses and open spaces can be encouraged and maintained. This area is established to provide areas for the encouragement and promotion of family life by establishing single family dwellings on individual lots. This zone is characterized by attractively landscaped lots and open spaces with lawns, gardens, small orchards, pastures, and small fields. This district is intended to include activities normally related to the conduct of low density residential uses.

**(Amended by Ordinance 2013-02)**

### 20.13.02 **PERMITTED, CONDITIONAL, AND ACCESSORY USES**

The permitted, conditional and accessory uses for the Residential Zone (R-1) are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

**(Amended by Ordinance 2019-05)**

### 20.13.03 **RESERVED**

**(Amended by Ordinance 2019-05)**

### 20.13.04 **LOT AREA**

The minimum lot area for any lot or parcel of land shall be two and one-half (2.5) acres. Notwithstanding the foregoing, the minimum lot or parcel size may be reduced by an amount equal to the area between the property line(s) adjacent to a Town street and the centerline of said street, if and only if said street is or will be

dedicated to the Town as a result of or in connection with the applicable subdivision process.

**(Amended by Ordinance 2013-02)**

20.13.05 **RESERVED**

20.13.06 **LOT FRONTAGE**

The minimum frontage for any lot shall be one hundred sixty-five (165) feet of continuous lot frontage along the street line. Notwithstanding the foregoing, the minimum frontage may be reduced by the distance from the property line adjacent to an existing or proposed Town street to the closest center of said Town street, if and only if said street is or will be dedicated to the Town as a result of or in connection with the applicable subdivision process.

**(Amended by Ordinance 2018-04)**

20.13.07 **YARD REQUIREMENTS**

The following minimum yard requirements shall apply:

**1. Front Yard**

The minimum depth of the front yard shall be the greater of sixty (60) feet, as measured from the center of the public right-of-way, or thirty-five (35) feet, as measured from the property boundary. On a corner lot, the front of the main dwelling shall maintain the required minimum front yard setback. Using side yard setbacks in front yard areas will not be allowed.

**2. Side Yard**

The minimum side yard for any dwelling shall be twenty (20) feet from the property boundary.

**3. Side Yard – Corner Lot**

On corner lots, the minimum depth of the side yard contiguous to the street shall be the greater of sixty (60) feet, as measured from the center of the public right of way, or thirty-five (35) feet, as measured from the property boundary.

**4. Rear Yard**

The minimum depth of the rear yard shall be thirty-five (35) feet from the property boundary.

**5. Accessory Buildings**

Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures are allowed in the R-1 Zone.

Private garages and other accessory buildings placed at least six (6) feet to the rear of any main building may have a minimum side or rear yard of one (1) foot, provided no accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, no accessory buildings shall be located within the required depth of the side yard which is contiguous to the street.

Accessory buildings must have adequate facilities for the discharge of all roof drainage onto the lot or parcel of land and must meet all Town fire and building codes.

#### **6. Area of Accessory Buildings**

No accessory building nor group of accessory buildings shall cover more than thirty (30) percent of the rear yard area.

**(Amended by Ordinance 2015-07)**

#### 20.13.08 **HEIGHT REGULATIONS**

No building shall be erected to a height greater than thirty-five (35) feet. Additional height may be granted by the Planning Commission under conditional use permit review. However, in no event shall a dwelling structure exceed two and one-half stories in height. Chimneys, flagpoles, church steeple and similar structures not used for human occupancy are excluded in determining height.

**(Amended by Ordinance 2013-02)**

#### 20.13.09 **LOT COVERAGE**

All buildings, including accessory buildings and structures, shall not cover more than thirty (30) percent of the area of the lot or parcel of land.

**(Amended by Ordinance 2013-02)**

#### 20.13.10 **LOT COVERAGE**

The Planning Commission and Town Council shall deny any application seeking to amend the Zoning Map of Genola to change any parcel or area of land to the Residential (R-1) Zone if such parcel or area of land is adjacent to a parcel or area of land that is zoned Heavy Industrial (I-3).

**(Amended by Ordinance 2020-05)**

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<sup>i</sup> Previous Versions Amended by Ordinances:

- 2020-05
- 2019-05
- 2018-05
- 2016-04
- 2015-07
- 2013-02
- 2000-04