

ARTICLE IV.

SR SINGLE-FAMILY RESIDENTIAL DISTRICT

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280.030. Intent and Purpose.

The purpose of the SR District is to provide for the construction of new detached single-family residences. The regulations of this district are intended to protect and conserve existing areas of predominately single-family detached dwellings, while allowing the construction of new units within the limitations prescribed herein.

(Ord. 2292, § 1)

280.032. Permitted Uses.

The following are permitted uses in the SR District:

- A. Detached single-family dwellings having a minimum lot area of fifteen thousand (15,000) square feet, a minimum lot width of one hundred (100) feet, and a minimum lot depth of one hundred fifty (150) feet; provided, however, that the noted lot width and lot depth minimums shall not be applied to restrict:
 - (1) Alterations, additions or reconstruction of existing dwellings located on lots having a minimum area of at least fifteen thousand (15,000) square feet; or
 - (2) Construction, alterations, additions or reconstruction of accessory buildings complying with the requirements of Section 280.168 and located on lots having a minimum area of at least fifteen thousand (15,000) square feet.
- B. Detached single-family dwellings which conform with the variation of lot size standards of Section 280.034 and which have been approved in accordance with the provisions of Section 280.106(C), if so required under the provisions of this chapter.
- C. Detached single-family dwellings on legal lots of record recorded on or before November 9, 2004 having a minimum lot area of five thousand (5,000) square feet, a minimum lot width of fifty (50) feet and a minimum lot depth of one hundred (100) feet and which have been approved in accordance with the provisions of Section 280.106(C), if so required under the provisions of this chapter; provided, however, that the noted lot width and lot depth minimums shall not be applied to restrict:
 - (1) Alterations, additions or reconstruction of existing dwellings located on lots having a minimum area of at least five thousand (5,000) square feet; or
 - (2) Construction, alterations, additions or reconstruction of accessory buildings complying with the requirements of Section 280.168 and located on lots having a minimum area of at least five thousand (5,000) square feet.
- D. Home occupations, provided that the Building Commissioner finds:
 - (1) The home occupation does not occupy more than twenty-five (25) percent of the total floor area of the premises;

- (2) No inventory or stock in trade are delivered to, stored or sold on or from the premises;
- (3) No materials or equipment are displayed or stored outdoors in connection with the home occupation;
- (4) No alteration is made to the exterior of the premises that would indicate the presence of the home occupation other than installation of one (1) nameplate not greater than one (1) square foot in area;
- (5) No commercial or delivery vehicles used in connection with the home occupation are parked at, stored on, or visit the premises with any frequency, provided one (1) such vehicle may be parked overnight on the property in an enclosed garage;
- (6) No steady or concentrated visitation of clients to the premises results from the conduct of the home occupation and, in the cause of home occupations involving teaching or other type of instruction, the same shall be limited to one (1) pupil at a time except for occasional seminar groups;
- (7) No noise, dust, vibration, odor, smoke, electrical interference, fire hazard, or any other nuisance results from the conduct of the home occupation;
- (8) Any contracting or service business, including but not limited to painting, decorating, landscaping, carpentry, plumbing, electrical or plastering contractors, which operates from a home and which otherwise meets the requirements of this section, shall only be permitted subject to the following additional requirements:
 - (i) No employees, other than persons legally residing on the premises and one (1) nonrelated person residing elsewhere, shall report to work at or near the premises;
 - (ii) Not more than one (1) truck shall be parked on the property and then only in an enclosed garage; and
 - (iii) No contracting equipment or materials used in the home occupation shall be stored on the premises, except in a truck used for transporting said equipment or materials between jobs, and no loading or unloading shall be done at the premises;
- (9) No other applicable provision of the zoning ordinance or other city ordinance is violated by the conduct of the home occupation.

Persons wishing to maintain a home occupation in accordance with this section shall submit to the Building Commissioner a written application describing and certifying the type of home occupation, the total floor area of the dwelling, the amount of floor area occupied by the home occupation, and the type of equipment used in the conduct of the home occupation. An application fee of fifteen dollars (\$15.00) shall accompany the application. The Building Commissioner shall determine whether the proposed home occupation complies with the foregoing requirements. The Building Commissioner shall make written findings and shall issue or deny an occupancy permit for the home occupation. Following issuance of an occupancy permit in accordance with this section, any change in the amount of floor area occupied by the home occupation, or the type of equipment used in the conduct of the home occupation as certified in the original application, shall require reapplication and a determination by the Building Commissioner of whether the change complies with the requirements of this section. If the Building Commissioner determines that the change complies with the requirements of this section, the Building Commissioner shall issue an amended occupancy permit. No fee shall be charged for such reapplication. Following issuance of an occupancy permit or an amended occupancy permit in accordance with this section, any change in the type of home occupation

shall be deemed to require a new application and payment of the application fee provided above.

- E. Accessory buildings or uses, in accordance with the provisions of Section 280.168 through 280.170 provided that, surface parking lots adjacent to the COR District shall be a permitted accessory use after compliance with the provisions of special permit procedure, Article IX and X, and provided all other applicable ordinances and regulations are complied with.

F. Churches and synagogues.
(Ord. 2292, § 1)

280.033. Special Permit uses.

The following uses may be permitted in the SR District if deemed appropriate by the city council under the provisions of Article X of this chapter and provided that all other applicable ordinances and regulations are complied with.

- A. Public parks, playgrounds and recreation grounds.
- B. Private parks and recreational areas, when owned or leased and operated by a nonprofit group. (Ord. 2293, § 1)

280.034. Variation in Lot Size Standard.

- A. Upon approval in accordance with site plan review procedures set forth in Section 280.106(C), a lot having (i) less than the minimum lot size requirements set forth in Section 280.032(A) but (ii) at least six thousand (6,000) square feet in area, sixty (60) feet in width, and one hundred (100) feet in depth may be used for a detached single-family dwelling, provided the lot contains a lot width and an area equal to or greater than the average lot width and average area of all lots located within two hundred (200) feet of the lot.
- B. For purposes of determining average lot width and average area, only those lots which are within the SR District and which are included within the same subdivision as the lot shall be considered. As used in this section, a "subdivision" shall mean a tract composed of a minimum of six (6) lots depicted on a duly recorded plat. Where a lot is not located within a subdivision, all lots within the SR District and which are within two hundred (200) feet of the lot shall be considered. The average area shall be determined in accordance with the calculation process set forth in Section 280.034(C).
- C. Calculation process for determining average allowable lot size for SR Zoning District:

Step 1:

- A. Identify and calculate the area of each applicable lot within two hundred (200) feet of the parcel in question which contains more than six thousand (6,000) square feet but less than fifteen thousand (15,000) square feet.
- B. Total the area of all existing residential lots from Step 1-A.
- C. Total the number of existing residential lots from Step 1-A.

Step 2:

- A. Calculate the total area of all applicable lots within two hundred (200) feet of the parcel in question which are under six thousand (6,000) square feet.
- B. Divide the total area in Step 2-A by six thousand (6,000) square feet (number of hypothetical six thousand (6,000) square foot lots in this area).

Step 3:

- A. Total the number of applicable lots over fifteen thousand (15,000) square feet within two hundred (200) feet of the parcel in question.

- B. Multiply number of lots in Step 3-A by fifteen thousand (15,000) square feet = allowable area for total calculations purposes.

Step 4:

Add steps 1-B, 2-A and 3-B = total area (for calculations purposes).

Step 5:

Add steps 1-C, 2-B and 3-A = total lots (for calculation purposes).

Step 6:

Step 4/Step 5 = minimum lot size allowable for parcel in question.

- D. The provisions of paragraphs A through C notwithstanding, the variable and minimum lot dimensions resulting from or found in this section shall not be applied to restrict:
 - 1. Alterations, additions or reconstruction of existing dwellings on any lot having an area greater than five thousand (5,000) square feet and less than fifteen thousand (15,000) square feet; or
 - 2. Construction, alterations, additions or reconstruction of accessory buildings complying with the requirements of Section 280.168 on any lot having an area greater than five thousand (5,000) square feet and less than fifteen thousand (15,000) square feet. (Ord. 2292, § 1)

280.035. Height and Bulk Standards.

- A. *Residential floor area ratio.* In no case shall a single-family detached residence exceed a residential floor area ratio of:
 - (1) For lots six thousand (6,000) square feet or less in area, 0.50;
 - (2) For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, 0.30 or three thousand five hundred (3,500) square feet, whichever is greater; and
 - (3) For lots twenty (20,000) square feet or greater in area, 0.25 or six thousand (6,000) square feet, whichever is greater.

(HOW TO MEASURE RESIDENTIAL FLOOR AREA RATIO: The sum of the horizontal surfaces of the habitable and heated floor areas of a residential building, excluding basements, carports and enclosed garages, as measured from the exterior limits of the faces of the building and including any upper floor areas open to the floor below, divided by the total lot area.
- B. *Lot coverage.* In no case shall the lot coverage of a single-family detached residential lot exceed:
 - (1) For lots six thousand (6,000) square feet or less in area, forty (40) percent;
 - (2) For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five (25) percent or two thousand five hundred (2,500) square feet, whichever is greater; and
 - (3) For lots twenty thousand (20,000) square feet or greater in area, twenty (20) percent or five thousand (5,000) square feet, whichever is greater.
- C. *Residential building height.* In no case shall the residential building height of a single-family detached residence exceed thirty-five (35) feet. (Ord. 2292, § 1; 2340, § 1)

(HOW TO MEASURE RESIDENTIAL BUILDING HEIGHT: The vertical distance measured from the average elevation of the lot grades for the pre-existing residential lot use at each corner of each building facade along a street side of a lot to the highest portion of the roof. On corner lots, the height of residential building shall be measured along each street side.)

280.036. Yard and Setback Requirements.

- A. *Minimum front yard setback.* The minimum front yard setback shall equal the front yard setback of the legal lot of record as set out on the plat thereof. In no event shall the front yard setback be less than twenty-five feet (25').
- B. *Minimum side yard setback:* The minimum side yard setback for each side yard shall be as follows:
 - Lots greater than sixty feet (60') in width: Twelve percent (12%) of the lot width
 - Lots sixty feet (60') or less in width: Ten percent (10%) of the lot width
 - In no event shall a side yard setback be less than five feet (5').
- C. *Rear yard setback.* Each interior lot shall provide a minimum rear yard setback of twenty percent (20%) of the lot depth. No lot shall provide a rear yard setback less than twenty feet (20'). (Ord. 2292, § 1)

280.037. Design Review.

Prior to the issuance of a building permit, design review as required by Article I, Chapter 55 of the Olivette Municipal Code shall be completed.
(Ord. 2292, § 1)