

Section 400 RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT

400 Statement of Intent

It is the intent of this section to provide regulations for the development of Single-Family Zero Lot Line Dwellings (also called patio homes) in a manner which is attractive, efficient, and compatible with surrounding Development. It is also the intent of these regulations that the underlying real estate may be divided into small Lots so that each unit can be individually sold and owned on a fee simple basis.

401 Permitted Uses

- A. Single-Family Zero Lot Line Dwellings, excluding Manufactured Homes.
- B. Parks, playgrounds, Schools, churches and community Buildings which are complementary to the immediate neighborhood.
- C. Accessory uses and Buildings.
- D. Home Occupations as defined in ARTICLE II.
- E. Utility substations and transformers.
- F. On-Premise Signs as regulated in ARTICLE IV, Section 111.

402 Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Child Care Centers as defined in ARTICLE II.
- B. Public Buildings and Structures.

403 Height, Area and Building Regulations

- A. No Building shall exceed thirty-five (35) feet in height, except that a Building may exceed these height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet, the Building shall be set back one (1) additional foot from all non-Zero Lot Line property lines.
- B. A Minimum Building Site area for Zero Lot Line and patio homes shall be two thousand six hundred and twenty-five (2,625) square feet when on sewers.
- C. The minimum Lot width shall be thirty-five (35) feet.
- D. All Buildings must be set back at least twenty-five (25) feet from any dedicated public Street.
- E. There shall be a Rear Yard of not less than twenty-five (25) feet.

- F. The Setback on the adjacent Lot must be from zero to a tenth of a foot or a minimum of ten (10) feet.
- G. The opposite Side Yard Setback of not less than ten (10) feet must be kept perpetually free of permanent obstructions (such as Accessory Buildings).
- H. The wall on the zero-foot Setback must be constructed of maintenance-free, solid, decorative masonry and no portion can project over any property line.
- I. No Building shall be located less than twenty-five (25) feet from any boundary of the RZ-1 Residential District, except on Side Yards where an RZ-1 Residential District abuts an RT-1, R-3, R-5 or any commercial district, the minimum Side Yard requirement is fifteen (15) feet.
- J. To assure privacy within a Development, no windows, doors, or other openings are permitted on the Zero Lot Line side of the Structure.

404

Off-Street Parking Regulations

- A. Off-Street Parking shall be provided on the same Lot or on a Lot adjacent to the Structure it serves at a rate of two (2) Spaces per Dwelling Unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces per Unit.
- B. There shall be one (1) Space for every three (3) seats in the main auditorium of churches and other public Buildings.
- C. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.

405

Provision for Special Access and Utility Easements

Due to the special nature of this housing type, the Planning Commission may insist on special access easements and other arrangements to provide for adequate servicing and maintenance of the Structures, even though such easements and provisions might not normally be specified in the East Ridge Subdivision Regulations. These easements and special covenants are to be shown on the subdivision plat at the time of its recording. In addition, deed restrictions or other provisions may be required to assure that any remodeling or reconstruction of destroyed units will be accomplished in a fashion which will be compatible with the remaining units.