

R 7.5 Land Uses for 248 E Lawson Rd

(f) R-7.5(A) district.

(1) Purpose. This district comprises a major portion of the existing single family dwelling development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single family dwelling use. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units. Limited portions of these neighborhood units may consist of denser residential zoning classifications which are shown on the zoning district map or which later may be created by amendments to the map.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Gas drilling and production. *[SUP]*

-- Temporary concrete or asphalt batching plant. *[SUP]*

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*

-- Cemetery or mausoleum. *[SUP]*

-- Child-care facility. *[SUP]*

-- Church.

-- College, university or seminary. *[SUP]*

-- Community service center. *[SUP]*

-- Convent or monastery. *[SUP]*

-- Foster home. *[SUP]*

-- Library, art gallery, or museum. *[SUP]*

-- Public or private school. *[SUP]*

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

None permitted.

(H) Recreation uses.

- Country club with private membership. *[SUP]*
- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- Handicapped group dwelling unit. *[See Section [51A-4.209\(3.1\)](#).]*
- Single family.

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

- Private street or alley. *[SUP]*
- Transit passenger shelter. *[See Section [51A-4.211](#).]*
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*
- Police or fire station. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section [51A-4.212 \(10.1\)](#).]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[See Section [51A-4.213 \(11.2\)](#).]*
- Recycling drop-off for special occasion collection. *[See Section [51A-4.213 \(11.3\)](#).]*

(3) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique

nature, are subject to additional regulations contained in Section [51A-4.217](#). For more information regarding accessory uses, consult Section [51A-4.217](#).

(A) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(B) In this district, the following accessory uses are permitted by SUP only:

- Accessory community center (private).

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division [51A-4.400](#). In the event of a conflict between this subsection and Division [51A-4.400](#), Division [51A-4.400](#) controls.)

(A) Front yard. Minimum front yard is 25 feet.

(B) Side and rear yard.

- (i) Minimum side and rear yard for single family structures is five feet.
- (ii) Minimum side yard for other permitted structures is 10 feet.
- (iii) Minimum rear yard for other permitted structures is 15 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 30 feet.

(F) Lot coverage.

- (i) Maximum lot coverage is:
 - (aa) 45 percent for residential structures; and
 - (bb) 25 percent for nonresidential structures.

(ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(G) Lot size.

- (i) Minimum lot area for residential use is 7,500 square feet.
- (ii) Repealed by Ord. 20441.

(iii) Repealed by Ord. 20441.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Consult the use regulations (Division [51A-4.200](#)) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions [51A-4.300](#) et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See [Article VI](#).

(7) Landscape regulations. See [Article X](#).

(8) Additional provisions.

(A) Electrical service for single family uses. In this district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- (i) not be contrary to the public interest;
- (ii) not adversely affect neighboring properties; and
- (iii) not be used to conduct a use not permitted in this district.

(g) R-5(A) district.

(1) Purpose. This classification creates a single family dwelling district which is appropriate in area requirements for moderate value single family housing development and which, at the same time, provides a reasonable standard of light, air, and similar living amenities. It is intended that the R-5(A) classification be added by amendment in specific areas where higher density single family residence development is shown to be appropriate because of existing development and the adequacy of utilities and where redevelopment of substandard areas at increased single family density is appropriate.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Gas drilling and production. *[SUP]*

-- Temporary concrete or asphalt batching plant. *[SUP]*

(D) Institutional and community service uses.

- Adult day care facility. [SUP]
- Cemetery or mausoleum. [SUP]
- Child-care facility. [SUP]
- Church.
- College, university or seminary. [SUP]
- Community service center. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

- Carnival or circus (temporary). [*By special authorization of the building official.*]
- Temporary construction or sales office.

(G) Office uses.

None permitted.

(H) Recreation uses.

- Country club with private membership. [SUP]
- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- Handicapped group dwelling unit. [*See Section [51A-4.209\(3.1\).](#)*]
- Single family.

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter. [*See Section [51A-4.211.](#)*]
- Transit passenger station or transfer center. [SUP]

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\)](#).]
- Utility or government installation other than listed. [SUP]

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(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division [51A-4.400](#). In the event of a conflict between this subsection and Division [51A-4.400](#), Division [51A-4.400](#) controls.)

(A) Front yard. Minimum front yard is 20 feet.

(B) Side and rear yard. Minimum side and rear yard is:

- (i) five feet for single family structures; and
- (ii) 10 feet for other permitted structures.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 30 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 45 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

(ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(G) Lot size.

(i) Minimum lot area for residential use is 5,000 square feet.

(ii) Repealed by Ord. 20441.

(iii) Repealed by Ord. 20441.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Consult the use regulations (Division [51A-4.200](#)) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions [51A-4.300](#) et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See [Article VI](#).

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(1) not be contrary to the public interest;

(2) not adversely affect neighboring properties; and

(3) not be used to conduct a use not permitted in this district. (Ord. Nos. 19455; 19786; 19808; 20122; 20384; 20441; 20625; 20950; 21002; 21044; 21314; 24543; 26920; [32209](#))