

SECTION

15

HOUSING OPPORTUNITY RESIDENTIAL OVERLAY DISTRICT (HO)

Sections:

15-1	Application
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15-3	Parking Regulations
15-4	Height, Area and Yard Regulations

Section 15-1. Application

15-1.01 The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Housing Opportunity Residential Overlay District (HO). The purpose of this district is to provide for denser single-unit detached residential development on smaller-than-normal lot sizes in areas of the City where residential redevelopment is desirable, together with such other uses as may be necessary or are typically compatible with residential surroundings. This district is designed to encourage the construction of new housing at all price levels at an increased density.

Section 15-2. Use Regulations

15-2.01 The uses listed below shall be permitted in the Housing Opportunity Residential Overlay District. No other building, land, or premises shall be used, and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations.

1. Dwelling, single unit detached, excluding manufactured, mobile or modular homes. All dwellings shall have a permanent foundation. All group homes shall have an exterior appearance that is in reasonable conformance to the general neighborhood standard. No group home may be located within three hundred (300) feet of another group home.
2. Accessory uses, including automobile parking areas, customarily incident to the above uses and located on the

same lot therewith, not involving the conduct of a business or industry. Accessory buildings shall not exceed four hundred (400) square feet.

3. Home occupations subject to the following use standards:
 - a. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed twenty-five percent (25%) of the floor area.
 - b. Garages or carports, whether attached or detached, shall only be used for the storage of automobiles related to the home occupation.
 - c. All materials, equipment and samples associated with such home occupation shall be stored completely within the dwelling.
 - d. No alterations or additions shall be made to a dwelling or accessory structure for business or commercial purposes as will alter the residential appearance of such dwelling.
 - e. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation.
 - f. Permitted home occupations shall not include the employment of any persons not residing on the premises.
 - g. No traffic shall be generated by such home occupation between the hours of 10:00 P.M. and 6:00 A.M. in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
 - h. The home occupation shall not cause the elimination of required off-street parking.
 - i. No uses that create excessive illumination, noise, odor, dust, vibration, air pollution, water pollution or

conflict with the use of adjacent property for residential uses are permitted.

- j. When child care is operated as a home occupation, it shall be limited to five (5) children, not including the resident=s own children under the age of twelve (12).
- k. When elder care is operated as a home occupation, it shall be limited to five (5) individuals at any one (1) time.
- l. The following uses are specifically prohibited as home occupations: retail or wholesale sales; sales to the public on the premises not incidental thereto; equipment rental; sale of any parts; lawnmower, appliance, equipment and machinery repair; automobile and other motor vehicle repair services and/or sales; and uses requiring the storage or use of highly flammable, toxic or other hazardous materials. Specifically prohibited home occupations may receive a Home Occupancy Accessory Use Permit from the Board of Zoning Adjustment.
- m. A home occupation permit shall be issued to the applicant, and the same shall not be transferable or assignable, nor shall it be contained on the subject property after the use shall have been discontinued or abandoned for a period of sixty (60) days.

Section 15-3. Parking Regulations

15-3.01 Two (2) off-street parking spaces shall be provided for each dwelling unit.

Section 15-4. Height, Area and Yard Regulations

15-4.01 Height: Main buildings or structures shall not exceed thirty-five (35) feet and/or two and one-half (2 2) stories in height. Detached accessory structures shall not exceed a maximum of fifteen (15) feet.

15-4.02 Front Yard: The depth of the front yard shall be at least thirty (30) feet.

15-4.03 Side Yard: There shall be a side yard of at least six (6) feet on each side of a dwelling. All detached accessory buildings shall provide a minimum side yard of five (5) feet.

15-4.04 Rear Yard: The depth of the rear yard shall be at least twenty (20) feet. All detached accessory buildings shall provide a minimum rear yard of five (5) feet.

15-4.05 Lot Dimensions: The minimum width of a lot shall be sixty (60) feet on an interior lot and seventy (70) feet on a corner lot. The minimum depth of a lot shall be ninety-five (95) feet. Lots fronting a cul-de-sac with at least a fifty (50) foot radius may have a width at the front lot line of not less than thirty (30) feet.

15-4.06 Lot Area Per Household: Every single-household dwelling or residence established shall provide a minimum lot area of five thousand eight hundred (5,800) square feet per household.

15-4.07 Size of Dwelling: Every dwelling hereafter erected, constructed, reconstructed or altered in a District HO shall have a minimum habitable area, excluding basements, open and screened porches and garages, of not less than nine hundred (900) square feet.

15-4.08 Maximum Building Coverage: The maximum building coverage of a lot, including accessory buildings but excluding swimming pools, shall not exceed forty percent (40%).

15-4.09 Minimum District Size: The minimum size of land placed in the HO District shall be twenty three thousand and two hundred (23,200) square feet. All land placed in the HO District shall be whole-number multiples of the minimum district size.