

# Chapter 13

## RP RESIDENTIAL PROFESSIONAL DISTRICT/ZONE

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### **10-13-1: DESCRIPTION AND PURPOSE:**

The RP residential professional district provides for a medium density multiple-family area and a desirable mixing of residential land uses with light commercial land uses in possible close proximity to adjacent single-family districts. The light commercial uses allowed in this district are selected for their compatibility with residential uses. Such a district is typically appropriate along thoroughfares. (Ord. 2140)

### **10-13-2: PERMITTED BUILDINGS AND USES:**

Permitted buildings and uses in the RP district shall be as set forth in section 10-3-2, "Schedule of District/Zone Land Use Controls", of this title, subject to the general provisions and exceptions set forth by this and other chapters of this title.

- A. Move-on houses may be permitted in accordance with compliance with regulations in section 10-1-21 of this title.
- B. Two-family or multiple-family zero lot line dwellings shall comply with the following requirements:
  - 1. All applicable city, state and federal building regulations pertaining to common wall and/or zero lot line construction shall be complied with. Area separation walls and roofs shall comply with the uniform building code.
  - 2. Common walls shall be adequately soundproofed in accordance with the uniform building code.
  - 3. Electrical, domestic water supply, sewer, heating and air conditioning systems, etc., shall be separately installed for each dwelling unit. In no case shall such systems penetrate common walls.
  - 4. Deeds or covenants pertaining to buildings shall contain appropriate provisions regarding harmonious maintenance of individually or commonly owned indoor or outdoor walls and outdoor yard areas.
  - 5. Maintenance or encroachment easements shall be recorded as necessary for individual owners to assure access to all privately-owned yard areas and outdoor walls.

6. Overall property area, width, and yard setback requirements for such buildings shall be the same as for buildings under single ownership. (Ord. 2140; amd. Ord. 3151)

### **10-13-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**

The planning and zoning commission may grant a conditional use permit for any of the conditional uses listed for the RP district as set forth in section 10-3-2, "Schedule of District/Zone Land Use Controls", of this title, in accordance with the procedures set forth in chapter 25 of this title.

Convenience stores shall comply with the required performance standards adopted by resolution of the council and such other conditions the commission deems necessary. (Ord. 2140; amd. Ord. 2909)

### **10-13-4: BUILDING HEIGHT REGULATIONS:**

Detached accessory structures shall not be taller than the height of the principal building on the property or twenty-two feet (22'), whichever is greater. Accessory structures shall comply with required front and interior yard setbacks. (Ord. 2140; amd. Ord. 3006)

### **10-13-5: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS:**

The following minimum requirements shall be adhered to:

- A. Minimum Property Area Required: When a single-family dwelling is located or is to be located on an interior property the six thousand (6,000) square foot minimum property area shall be maintained or required. When a single-family dwelling is located or is to be located on a corner property, the area requirement may be reduced in accordance with section 10-13-7 of this chapter. (Ord. 3852, 2-17-2009)
- B. Minimum Property Area Required Per Dwelling Unit(s): The first two (2) units require six thousand (6,000) square feet and additional units require one thousand three hundred fifty (1,350) square feet of land each/per unit. (Ord. 4340, 9-18-2017)
- C. Minimum Property Width: Minimum property width required shall be fifty feet (50'). (Ord. 3852, 2-17-2009)
- D. Minimum Property Structure and Parking Front Yard (Setback): Shall be twenty feet (20') wide/deep. Single-family dwellings (houses) are allowed a reduction to the required twenty-foot (20') front setback under certain conditions:
  1. When a new house is proposed to be built, or an existing house added onto and that house lies within a city subdivision platted with square three hundred foot by three hundred foot (300' x 300') blocks, and the houses to either side of the house under consideration that lie in the same block, on the same side of any alley and abutting the same street are, on average, closer to their front property lines than twenty feet (20'), then the new house or addition may encroach into the twenty foot (20') setback to some degree.

Specifically, the house or addition may be as close as the average of the other homes' encroachment; provided it never sits closer than fifteen feet (15') to the front property line. However, in no case shall any garage or carport affiliated with a new or expanding house be allowed to be closer than twenty feet (20') to the front property line.

2. When a new house is proposed to be built, or an existing house added onto and that house lies within the city subdivision platted in other than square three hundred foot by three hundred foot (300' x 300') blocks, and the houses to either side of the house under consideration, on average, happen to be closer to their front property lines than twenty feet (20'), then the new house or addition may encroach into the twenty foot (20') setback to some degree.

Specifically, the house or addition may be as close as the average of the other two (2) homes' encroachment; provided it never sits closer than fifteen feet (15') to the front property line. However, in no case shall any garage or carport affiliated with a new or expanding house be allowed to be closer than twenty feet (20') to the front property line.

3. All single-family residential properties fronting a local subdivision street may utilize a fifteen-foot (15') front yard setback to the nearest portion of living (nongarage/carport) space of a house. (Ord. 3960, 4-4-2011)

- E. Interior Yard and Parking: All properties in the RP district shall have interior yard structure and parking setbacks of not less than eight feet (8') wide/deep.

On a property abutting an alley, the required rear yard (setback) shall be fifteen feet (15') wide/deep as measured from the centerline of the alley. (Ord. 4282, 9-19-2016)

- F. Access: All lots/parcels developed/"built out", or proposed to be developed/"built out" with structures thereon shall have, or be demonstrated to have, legal access to a public street, before the city may issue or approve construction of any structures on that lot/parcel (as iterated in the definition of "property" in section 10-1-2, "Definitions", and subsection 10-1-7B1 of this title). Lots/parcels developed in this zone do not have to have direct lot/parcel frontage on a public street however, only legal access to the same. (Ord. 3852, 2-17-2009)

### **10-13-6: MAXIMUM PROPERTY COVERAGE:**

None specified. (Ord. 2140; amd. Ord. 3006)

### **10-13-7: CORNER LOTS:**

Platted corner lots shall observe the minimum front yard setback requirements on one street side. One-half ( $1/2$ ) the minimum setback requirements shall be observed on the second street side. Regarding corner lot splits, the side yard of the lot at the corner and the front yard of the new lot, set away from the abutting intersection corner, shall provide at least ten feet (10') for their street side and front setback areas respectively.

Two (2) single-family dwellings may be permitted on corner lots when the following criteria are met:

- A. Location: On lots platted prior to 1947 that are at least fifty feet (50') wide by one hundred forty feet (140') deep.
- B. Special Requirements: Requirement number 3 shall have no effect on corner lots containing two (2) existing single-family homes prior to June 16, 1975. Other listed requirements shall have no effect on corner lots containing two (2) existing single-family homes prior to April 16, 1979, provided no conditional use permit has been granted containing any of the requirements. In instances where a conditional use permit has been granted, conditions of the permit shall be adhered to.

1. Two (2) off street parking spaces shall be provided for each lot.
2. Curb, gutter and sidewalk shall be provided along entire depth of the original lot.
3. The smallest parcel shall be at least sixty-five feet (65') long.
4. Utility services shall be located in recorded easements on private property.
5. Property survey pins for each lot shall be placed prior to the issuance of a building permit for the new home.
6. The allowed shadow pattern height for future structures and modifications or additions to structures constructed after June 1, 1987, and for nonexempt vegetation at the northern lot line under the provisions of the solar setback standard shall be the same for the two (2) newly created lots as for the original lot.
7. Construction shall comply with plans submitted, approved and on file with the building department.
8. The building official shall not issue a certificate of occupancy until the engineering, planning and zoning and building divisions are satisfied that all the stated requirements have been complied with.  
  
In the event that any of the requirements are not satisfied, a bond shall be required in the amount of one hundred fifty percent (150%) of the value of those which are incomplete.
9. An application for a building permit shall include a plot plan showing existing conditions and proposed improvements at a scale of at least one inch to twenty feet (1" = 20'). (Ord. 2140; amd. Ord. 3151)

### **10-13-8: PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING:**

All uses shall conform to the parking, parking lot landscaping, signage and property landscaping regulations in chapters 22, 23 and 33 of this title. (Ord. 2140; amd. Ord. 3151)